

## 7 White Court

Dawlish, Devon EX7 9PN



**£85,000**

Viewing Arrangements: By Appointment on ☎ 01626 245051  
Text or WhatsApp 07486 653605

This well-presented ground floor bedsit is ideal for a first-time buyer or a landlord looking to build their property portfolio. Benefitting from a large living space, kitchen and shower room. The property has been maintained well and is in good condition. Beech Street is very close to the town centre amenities, public transport and beaches.

**Outside:**

The property is reached on foot along Beech Street, one of the original streets in town.

**Entrance Hall:**

Storage cupboard, door to:

**Bed, Sitting Room:**

Large room with double-glazed windows to the front of the property, electrical sockets, wall-mounted electric radiator, and carpeted flooring. Open to:

**Kitchen Area:**

Range of base and wall units, sink, plumbing for a washing machine, space for under-counter fridge, integral electric oven, hob and extractor fan, and laminate flooring.

**Storage Area:**

Accessed from the living room, it includes a hanging rail and shelf. It contains the fuse board and electricity meter. Leads to:

**Shower Room:**

Base cupboards with fitted sink and W.C. Fully tiled room with vinyl flooring. Walk-in shower cubicle with folding doors, modern shower board, electric shower, and grab rail.

Perfect for first-time buyers, landlord, long-term and short-term letting potential.







## Living in Dawlish

The property is within a five-minute walk to the town centre. Dawlish offers a wide range of amenities, including Coryton Cove beach, which is used widely by local families, and the long stretch of beach leading from Dawlish to Red Rock and onto Dawlish Warren. The town has many established social and interest groups for all ages, churches, a health centre, a library and several bars and cafés.

The lawn, in the centre of town, which is surrounded by a range of good quality independent traders, is a focal point for community activities and events, including the established annual Dawlish carnival in August each year. The town has a good leisure centre with a pool and is well used by the community. Also, within easy reach, are two 18-hole golf courses, one in Teignmouth and the other in Dawlish Warren. The town is within easy reach of Dawlish Nature Reserve, popular with dog walkers and Dawlish Warren National Wildlife Reserve. The town is on the National Cycle Network, enabling you to walk or cycle to Exeter and beyond.

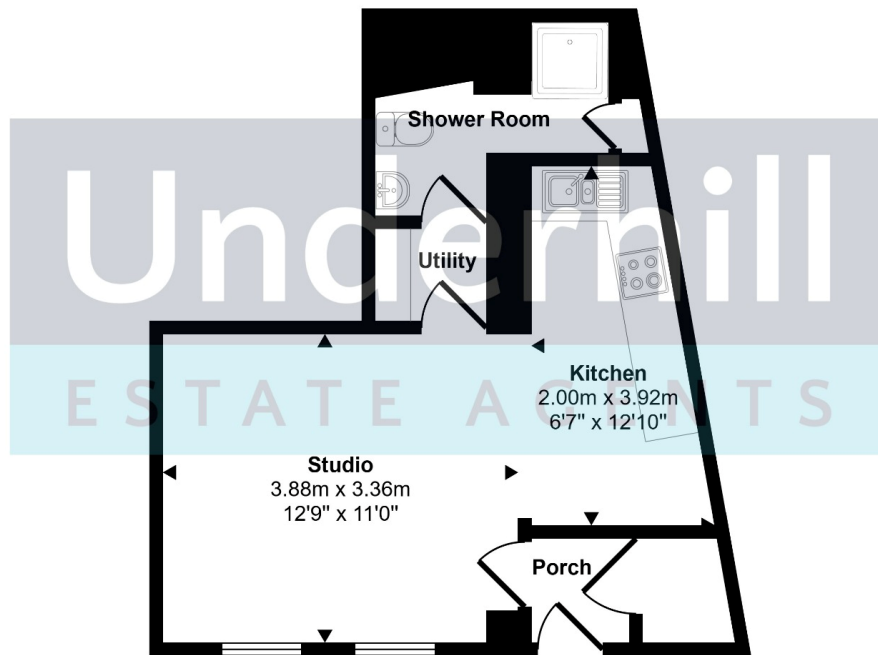
Two good primary schools and a good secondary school serve the town well. The Boys' and Girls' Grammar Schools in Torquay are within easy reach by train and bus. There is a choice of independent schools in the area, with Trinity School and Stover School within easy reach. Excellent Sixth Form provision is provided at Exeter College, which is near Exeter University, one of the Russell Group Universities. Both education campuses are conveniently situated near Exeter St Davids mainline station, which is a few stops along from Dawlish station.

The town has a vibrant array of businesses in the town centre, the nearby trading estate and with a range of home working individuals. An established Chamber of Trade connects local businesses to each other and Dawlish Town Council, to promote business, the town and its events. Members include business owners, trading firms from the area and home working individuals. New members are always welcome.

The mainline train station, is situated in the town centre, connecting Dawlish to London Paddington, Birmingham and Edinburgh and provides easy access to Teignmouth, Plymouth, the Cathedral City of Exeter, and beyond. Furthermore, Exeter airport is a short drive away, making Dawlish a connected place to live with a great community feel.



Approx Gross Internal Area  
31 sq m / 330 sq ft



For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. We have not sought to verify the legal title, or any planning permissions of the property and the buyers must obtain verification from their solicitor. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves, verify their accuracy.



29 The Strand, Dawlish, EX7 9PT

01626 245051

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[www.underhillproperty.com](http://www.underhillproperty.com)

[admin@underhillproperty.com](mailto:admin@underhillproperty.com)

Catraine Property Ltd, trading as Underhill Estate Agents Boxall  
Registered in England & Wales No 15326185. Registered office 5 Orchard Gardens, Teignmouth, TQ14 8DP | Directors: K Lines and M Boxall