



2C Barton Villas, Dawlish, Devon EX7 9QJ



£135,000

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

An impressive one-bedroom apartment set within an elegant Victorian villa, boasting spacious rooms with high ceilings, original coving, deep skirting boards and large windows that fill the property with light. Beautifully presented, the apartment features a grand living/dining room with bay window, a newly fitted kitchen with integrated oven, hob, extractor and brand-new boiler (installed April 2025 with 2-year guarantee), a large double bedroom, and a stylish modern shower room. Additional benefits include UPVC double glazing throughout, radiators in all rooms, an allocated off-road parking space, and an external brick-built storage shed with power and plumbing, currently used as a bike store. Offered with a superb 992-year lease and share of freehold, the property is managed cooperatively by owners, with a sensible service charge of £800–£900 pa. A superb opportunity for first-time buyers seeking space, character and convenience.

Virtual Tour available online



Approaches:

The villa benefits from off-road parking. The main entrance is set beneath a large portico, which also houses the mailboxes for the apartments. The front door opens to a communal staircase with the original hardwood bannister, leading up to the top floor where the apartment is located.

Entrance:

The hallway provides hanging space for coats and access to all rooms. A hatch to the loft offers additional storage space for the owner. The entry phone system enables communication with visitors at the main entrance.

Living / Dining Room:

A spacious and elegant room, enhanced by a large bay window that floods the space with natural light. High ceilings, original coving, deep skirting boards and picture rails combine to create a sense of Victorian grandeur.

Kitchen:

Recently refurbished, the kitchen is fitted with a range of base and wall units, integrated electric oven, hob and extractor fan, and an inset sink. There is plumbing for a washing machine and space





for a fridge-freezer. A brand-new wall-mounted combi boiler (installed April 2025 with a 2-year guarantee) is housed here. White subway tiles and vinyl plank-effect flooring complete the modern look, while a side window provides natural light.

Bedroom:

A generous double bedroom offering ample space for wardrobes and bedroom furniture. A large front-facing window fills the room with daylight. Finished with carpet and period coving.

Shower Room:

A modern, fully fitted room featuring a double walk-in shower with sliding doors, a fitted sink with countertop and storage cupboards, a close-coupled WC, an extractor fan and a towel radiator, complete the room.

Outdoors:

The property includes an external brick-built storage shed with power and plumbing, ideal for use as an outside laundry space. The current owners have added wall-mounted bike storage and shelving, maximising functionality.

Parking:

An allocated off-road parking space is included with the property.

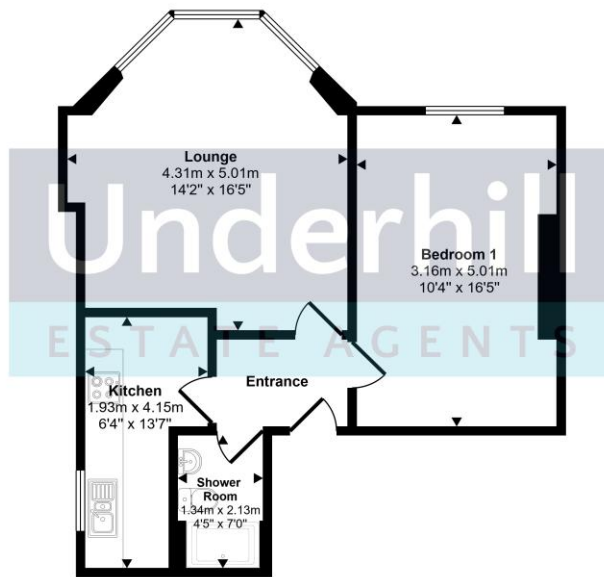
Additional Information:

The apartment is offered with a 992-year lease and a share of the freehold. The building is managed cooperatively by the owners, who review service charges and maintenance needs together. The service charge currently ranges between £800–£900 per year, covering building insurance, maintenance and a sinking fund to cover larger maintenance works.

Payments are moving from annually in October to monthly for easier budgeting. The lease allows for pets and for the property to be lived in by the owner or let on a long term lease.



Approx Gross Internal Area
50 sq m / 534 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.



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