

Barton Villas, Dawlish, EX7 9QJ



NO ONWARD CHAIN Extremely spacious first floor flat situated in a well regarded and convenient area of town.

Reception Hall, Living/Dining Room, New Kitchen, 3 Double Bedrooms, Bathroom, Gas Central Heating. Use of Garden.

Tenure: Leasehold. Council Tax Band; C. EPC - E.

£185,000

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Location

Situated in a well regarded area the property is just a stone's throw away from the local doctor's surgery, Manor gardens, a babbling brook, the town centre, and a short walk to the mainline railway station and beach. There is a local bus service which runs past the property.

Accommodation

The spacious accommodation has been partly redecorated and a new kitchen has been installed and there is gas central heating serving all principal rooms. The property retains much of it's period charm with high ceilings, large sash windows, high skirting boards and some ornate cornice work to the ceilings.

A communal staircase rises to the first floor where the front door provides entry to the spacious reception hall. The bright and spacious living room has a double aspect and a pleasant outlook vis the large sash windows and a fireplace provides a focal point. The newly fitted kitchen has been thoughtfully designed and includes an integrated dishwasher and a built in electric oven and hob and also enjoys a pleasant outlook over the garden. There are three large double bedrooms, one of which is approached through another although we anticipate this could be altered to provide a separate entrance if required. There is also a bathroom and separate WC.

Outside

The property has use of the attractive walled garden which enjoys a sunny aspect and is laid to lawn with borders stocked with a variety of shrubs.

Tenure

The flat is held on a 500 year lease from 1973 with a share of the freehold. Maintenance is split between the residence as and when required. We understand that holiday lets are not permitted however, pets are allowed.

Measurements

Living Room

6.39m x 4.35m (20'12" x 14'3")

Kitchen

3.23m x 3.05m (10'7" x 10'0")

Bedroom 1

5.05m x 3.28m (16'7" x 10'9")

Bedroom 2

4.96m x 3.84m (16'3" x 12'7")

Bedroom 3

4.96m x 2.27m (16'3" x 7'5")



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