



Church Street, Dawlish  
£287,500





# 5 Town Mills Church Street

## Dawlish, Devon, EX7 9QP

This is a fantastic opportunity to acquire a large townhouse in the heart of Dawlish. The property has two double bedrooms but has obvious potential to create a third. There is a large sitting room which also has an enclosed balcony with views up the hills, There is also a kitchen with dining area, bathroom, rear garden, off street parking and two single garages, one of which is used as a utility/gym.

- A FANTASTIC TOWNHOUSE IN DAWLISH
- DECEPTIVELY SPACIOUS ACCOMMODATION
- LOCATED CLOSE TO THE TOWN CENTRE AND THE SEA
- LARGE SITTING ROOM WITH ENCLOSED BALCONY/SUN ROOM
- GENEROUS KITCHEN/DINING ROOM
- TWO BEDROOMS WITH POTENTIAL TO CREATE A THIRD
- TWO INTEGRAL GARAGES AND ENCLOSED LEVEL GARDEN
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZED
- FREEHOLD



## The Property

This is a fantastic opportunity to acquire a large townhouse in the heart of Dawlish. The property has two double bedrooms, including a large main bedroom with obvious potential to create a third. There is a large sitting room which also has a lovely enclosed balcony with views the the church and up the hills, There is also a fitted kitchen with dining/breakfast area, bathroom, rear garden, off street parking and two single garages, one of which is used as a utility/gym.

This property is ideal for anyone looking to live by the coast and is easily commutable to larger towns and cities. Viewing is highly recommended by the sole agent.

## The Location

Believed to have been built in the early 1970's on the site of the old town mill, the property is situated in Church Street about half a mile from the town centre of Dawlish and has outlooks over the edge of town towards the church and Luscombe estate countryside. The Seaside town of Dawlish is renowned for its sandy beaches and picturesque lawns making it popular with both tourists and locals alike. The strand has recently been redesigned and landscaped to create a bustling market town atmosphere.

The town offers a wide range of facilities and amenities including well regarded schools, health centre, a diverse range of shops and cafes and a Sainsbury supermarket on the edge of town. The beach and mainline railway station are also within easy reach.

## Directions

If entering Dawlish via Exeter Road, come down the hill into the town centre and turn right onto High Street. Continue along and merge into Park Road and then Old Town Road. Follow the road around to the left into Church Road and past the turning for Barton Crescent and Town mills can be found on the left.

## Entrance Hall

## Garage / Utility

15'3" x 9'2"

## First Floor Landing

## Kitchen/Diner

19'7" x 12'2" max

## Sitting Room

15'2" x 11'8"

## Covered enclosed balcony

11'8" x 4'6"

## Second floor landing

## Bedroom 1

20'0" x 14'6"

## Bedroom 2

10'3" x 8'9"

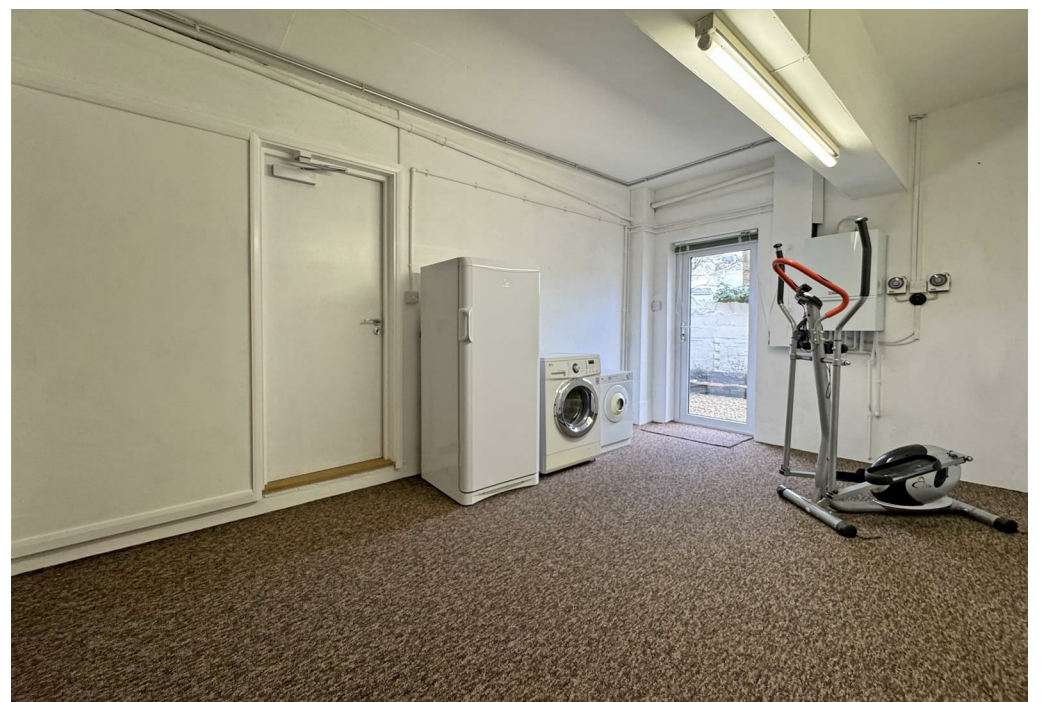
## Bathroom

8'6" x 7'2"

## Outside

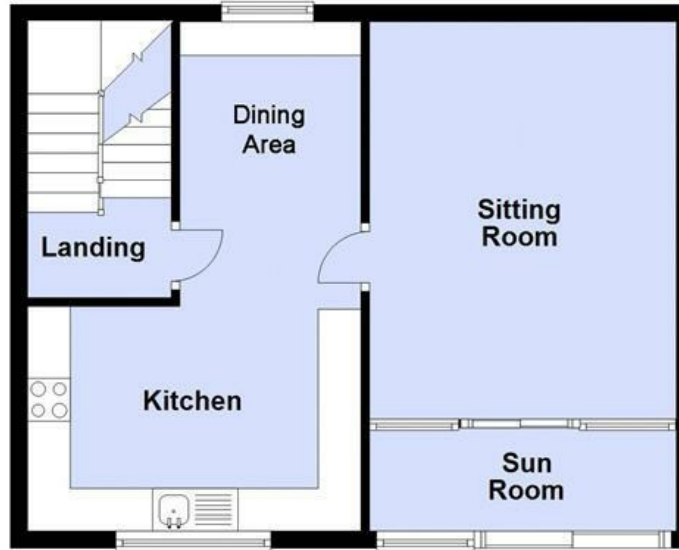
Enclosed rear garden  
Two single garages  
Off street parking





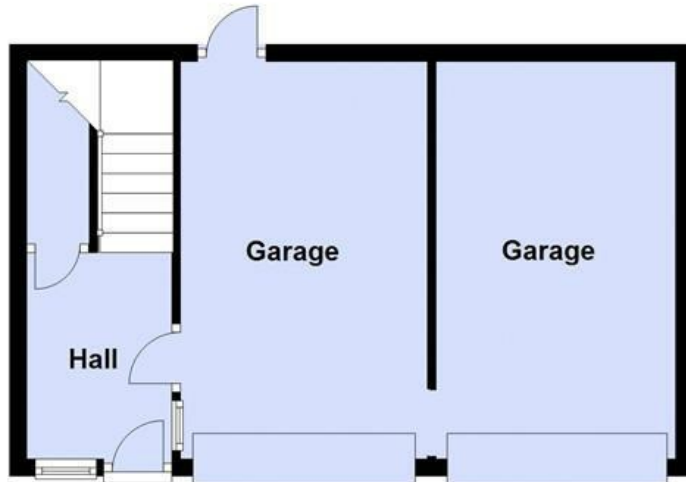
### First Floor

Approx. 45.3 sq. metres (487.3 sq. feet)



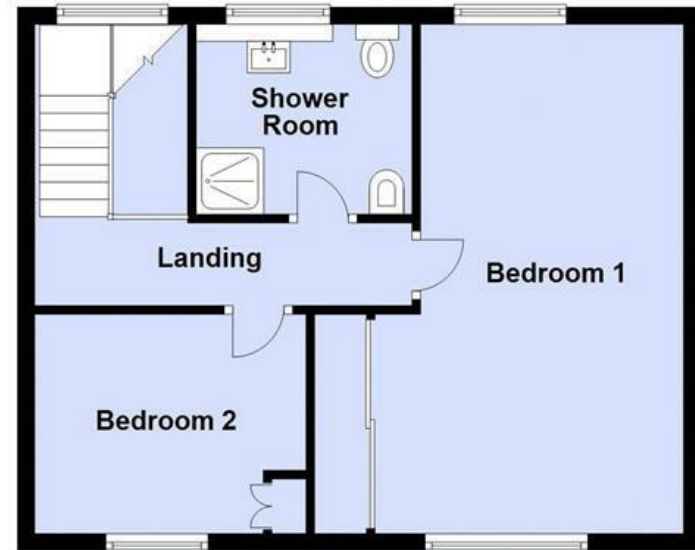
### Ground Floor

Approx. 35.3 sq. metres (380.2 sq. feet)



### Second Floor

Approx. 45.3 sq. metres (487.3 sq. feet)



Total area: approx. 125.9 sq. metres (1354.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given.

Plan produced using PlanUp.

## Agents Notes

If any issue such as location, condition, specific access requirements, communications, proximity to amenities or transport hubs are of material importance to your decision to view then please discuss these priorities with our friendly team before making arrangements. Extensive information on all our properties can be viewed online at [www.chasebuchanan.co.uk](http://www.chasebuchanan.co.uk)

## Thinking of Selling or Letting ?

If you are thinking of selling or letting your home, Chase Buchanan would be pleased to provide free no obligation sales & lettings advice.

## Independent Mortgage Advice

Chase Buchanan has a longstanding relationship with a firm of independent mortgage specialists with many years of experience who are members of The Industry Panel for Financial Advice (IPFA), which comprises some of the leading advisory firms in the UK mortgage market. They offer:

- \* Free consultation meetings with no obligation
- \* Access to exclusive mortgage products and deals
- \* Truly independent advice with access to approximately 130 mortgage lenders
- \* Face-to-face or telephone meetings at your convenience
- \* They help walk you through the mortgage process, and costs involved, help you set your budget to suit your lifestyle and future plans
- \* Their dedicated team are by your side throughout the property-buying journey

The service is friendly and straightforward. If you have already spoken to a mortgage adviser, it is still recommended to double-check you are being offered the best solution for your needs and circumstances. Please ask a member of our team to arrange a meeting.

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We have access to a panel of solicitors who operate on a no sale no fee basis. We can arrange a no obligation conveyancing quote to be emailed to you which clearly itemises the legal costs associated with selling a property in the UK. This could be useful for comparable purposes before formally instructing your chosen solicitor. Please ask a member of our team for further information.

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## Miscellaneous items

EPC: D

Council Tax: C

Utilities: All main services

Authority: Teignbridge

Tenure: Freehold

For more information or to book a viewing, please contact:

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