



18 High Trees, 16 Oak Park Villas.

£120,000 Share of Freehold

First Floor Flat • Lounge with Sea View • Modern Kitchen • Double Bedroom • Modern Shower Room • uPVC Double Glazing • Communal Central Heating System • Allocated Parking Space & Communal Gardens • Views over the Gardens & to the Sea • EPC - E

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the key to your home



A first floor flat, accessed via a metal outside staircase at the side of the building. The flat is in excellent order with lovely views, communal gardens and an allocated parking space.

The lounge has a lovely curved window to the front with distant sea views. The double bedroom has a double aspect with front and side windows and the kitchen has two windows to the side. All aspects overlook trees and the pleasant communal garden areas. The kitchen comprises modern white base and wall units, stainless steel sink unit, work tops, plumbing for a washing machine, space for a fridge and a built in electric oven and hob. A cupboard conceals the hot water tank. The tiled shower room comprises double sized shower cubicle with shower screen, low level flush WC, pedestal wash hand basin and radiator towel rail.

There is uPVC double glazing and gas central heating from a communal heating system.

The property is offered with no onward chain.

Dawlish is one of South Devon's most popular coastal towns, offering a unique mix of seaside lifestyle, strong transport connections and vibrant community life.

There is buyer demand from locals who want to build their lives in the area, upsizing or downsizing, as well as retirees, lifestyle movers, second home buyers and families relocating for coastal living and quality of life.

There are lawned communal gardens with rotary washing lines and a bin store.

MEASUREMENTS: KITCHEN 9' 9" x 7' 9" (2.97m x 2.36m), LOUNGE 16' 2" x 9' 8" (4.93m x 2.95m), DOUBLE BEDROOM 12' 10" x 11' 4" (3.91m x 3.45m), SHOWER ROOM 11' 2" x 5' 0" (3.4m x 1.52m)



Council Tax Band A - £1,755.72 per year

Leasehold - 999 Years from 1988 - 1/12th Share of Freehold

Service Charge - £1,612 including buildings insurance. Heating paid in addition which was £318 in 2025.

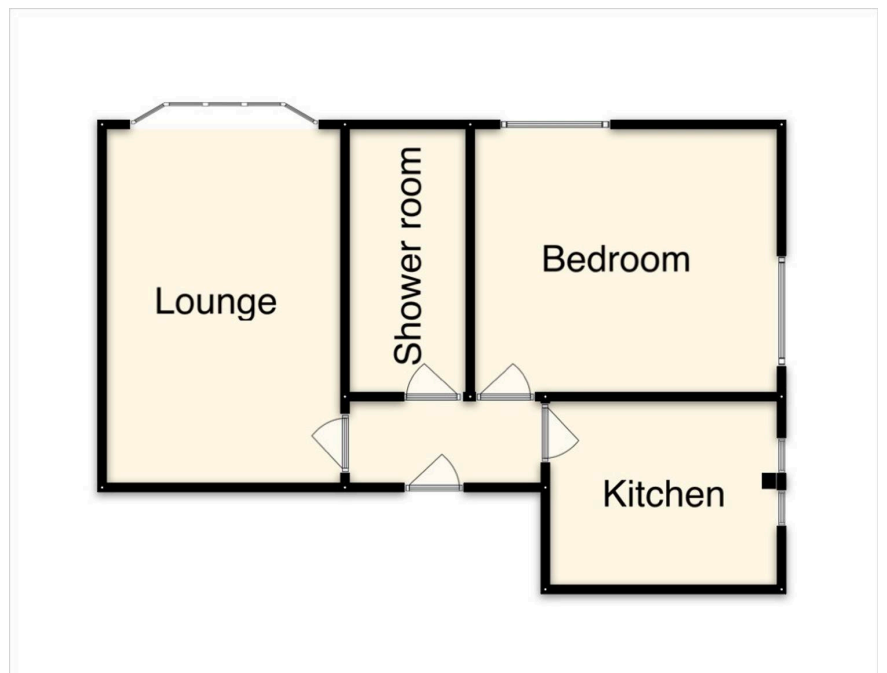
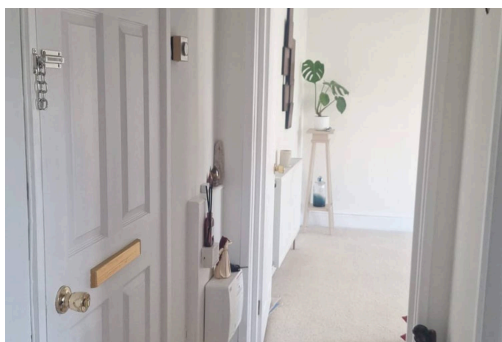
Mains Services - Gas, Electric & Water.



Dawlish is a pretty and popular coastal town with beaches, schools, a community hospital and a range of shops including a butchers, Co-op, many cafes and small boutiques with the added advantage of a mainline railway station. The long sandy beaches of Dawlish Warren, with its' nature reserve, are just a mile away. The town of Teignmouth with its wide variety of amenities including a good selection of shops, bars and restaurants as well as sandy beaches and the Teign Estuary is easily accessible by car, train or bus only a short distance away. The cathedral city of Exeter is within easy commuting distance as are the main road routes, the M5, A30 and the A38.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	60
(21-38)	F		
(1-20)	G		