

Queen Street, **Dawlish**, EX7 9HB



A rare opportunity to acquire a substantial three-storey Grade II listed property in the heart of the town centre, offering excellent potential for a lifestyle business combined with spacious living accommodation. It enjoys a superb garden and is available with no onward chain. The versatile accommodation comprises a retail area, useful basement/workshop, dining room, kitchen, utility room and living room, together with three double bedrooms and a family bathroom.

Tenure: Freehold. Council Tax Band: B. EPC - F.

Guide Price £200,000

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Location

The town provides an excellent range of predominantly independent shops, cafés, restaurants and pubs, centred around the attractive lawn and brook, which is renowned for its resident black swans. The property is within easy reach of the mainline railway station, while a regular nearby bus service offers excellent transport links to the surrounding area. A sandy beach is also just an easy walk away.

Accommodation

A rare opportunity to acquire a prominent town centre retail premises with excellent potential to create spacious and comfortable living accommodation, making it an ideal proposition for those seeking to combine a coastal lifestyle with a business opportunity.

The property has been successfully operated as a jeweller's for over 30 years and has previously served as a craft gallery and television repair shop, demonstrating its versatility and long-standing commercial appeal. The property also has the benefit of a solar powered hot water system.

Arranged over three floors with the added benefit of a useful basement, the accommodation offers

considerable flexibility and scope for a variety of uses, subject to any necessary consents.

The ground floor is currently arranged as retail space, with a feature fireplace and stairs leading down to the basement, which has been used as a workshop and working area for the business. The basement also provides access to the rear of the property. A door from the shop leads through to the dining room which has exposed floorboards, which in turn opens into the kitchen/breakfast room. The kitchen is fitted with a range of base and wall units with wood worksurfaces and enjoys direct access to the rear garden. Off the kitchen is a useful utility room together with a family bathroom which is fitted with a modern white suite which includes a bath and separate shower cubicle.

The first floor offers a spacious living room featuring a fireplace with open grate fire and a sash window overlooking the front of the property. There is also a generous double bedroom enjoying an attractive outlook over the rear garden and neighbouring rooftops.

The second floor provides two further double bedrooms, one of which also benefits from lovely views over the garden and surrounding rooftops.



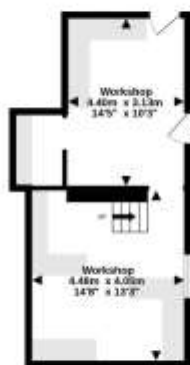


Outside

To the rear of the property is a delightful and generously sized garden enjoying a sunny aspect throughout the day. Mainly laid to lawn, it is enhanced by established trees that provide welcome shade, while a variety of mature shrubs add colour and seasonal interest. A beautiful old stone wall forms one boundary, creating a particularly attractive setting and a wonderful sense of peace, privacy and tranquillity.



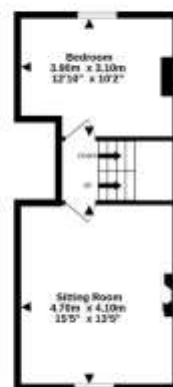
Lower Ground Floor
58.8 sq.m. (632 sq.ft.) approx.



Ground Floor
85.2 sq.m. (916 sq.ft.) approx.



1st Floor
45.8 sq.m. (495 sq.ft.) approx.



2nd Floor
85.5 sq.m. (922 sq.ft.) approx.



TOTAL FLOOR AREA : 179.1 sq.m. (1931 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This 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 or efficiency can be given.
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