

Barton Villas, Dawlish, EX7 9QJ



A rare opportunity to purchase a ground floor flat in a well regarded area of town with the benefit of an attractive walled garden. The well presented accommodation is fitted with gas central heating and comprises reception hall living/dining room, modern kitchen, double bedroom, bathroom. It is well located for the town centre, health centre and regular bus service.

Tenure: Leasehold. Council Tax Band: A. EPCD

£150,000

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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

Forming part of the ground floor of a substantial Victorian villa this delightful apartment offers well presented accommodation having been significantly updated by the current owners in recent years. High ceilings and large sash windows make the flat feel light and spacious in particular in the living/dining room. The property has the benefit of its own entrance with covered porch and UPVC double glazed front door to the spacious reception hall. The kitchen is fitted with a range of modern cupboard and base units with built-in electric oven, gas hob and extractor hood above. A sash window enjoys a delightful outlook over the garden and door leads to the living/dining room. This spacious room has a secondary glazed window to the side aspect and an electric fire forms the focal point of the room. The double bedroom also enjoys a pleasant outlook over the garden and the bathroom is fitted with a white suite with a thermostatic shower over the bath.

Outside

The property has ownership of the attractive walled garden which other resident have the right to use. It enjoys a sunny aspect and is laid to lawn with borders stocked with a variety of shrubs. There is a useful brick built store and a garden room which also provide access to the front of the property.

Tenure

The flat is held on a 484 year lease from March 1989 with a share of the freehold. Maintenance is split between the residence as and when required. We understand that holiday lets are not permitted but pets are allowed subject to permission.

Measurements

Living/Dining Room

5.56m x 4.27m (18'3" x 14'0") an irregular shaped room

Kitchen

4.31m x 1.82m (14'2" x 5'12")

Bedroom

3.28m x 2.69m (10'9" x 8'10")

Bathroom

3.00m x 1.80m (9'10" x 5'11") maximum



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