

Barton Villas, **Dawlish**, EX7 9QJ

A most impressive and spacious two double bedroom period top floor apartment with study and open views towards the town and countryside. There are many original character features including a marble fireplace, retained fine cornicing to high ceilings, deep skirting boards and picture rails. Benefits include its own entrance, gas central heating, communal gardens, PARKING and GARAGE.

LEASEHOLD, COUNCIL TAX - C, EPC - D. EPC - D.

£270,000

01626 862379

www.fraserandwheeler.co.uk

FRASER & WHEELER

EXTERNAL STAIRCASE TO:

ENTRANCE BALCONY

A pleasant balcony with space for table and chairs, potted plants and uPVC double glazed front door.

ENTRANCE LOBBY

Fitted storage cupboards with plenty of space for hats coats and shoes, cupboard housing combination boiler and glazed door to:

INNER HALL

Fitted cupboard, access to loft space, high ceilings and door to:

LOUNGE

6.80m x 4.30m (22'4" x 14'1")

A spacious and elegant room with sash bay window to the front aspect enjoying views towards the town and countryside. Marble fireplace with wood burner, tow radiators, TV and telephone points. Ornate cornice, picture rail and deep skirting boards.

KITCHEN

4.70m x 2.94m (15'5" x 9'8")

Contemporary range of eye level and base units with work surfaces over, Stainless steel sink and drainer with mixer tap. Integrated induction hob with extractor hood over, eye level oven and grill. dishwasher and space for fridge/freezer. Feature radiator, picture rail and uPVC double glazed window overlooking the communal garden.

BEDROOM 1

4.90m x 4.60m (16'1" x 15'1")

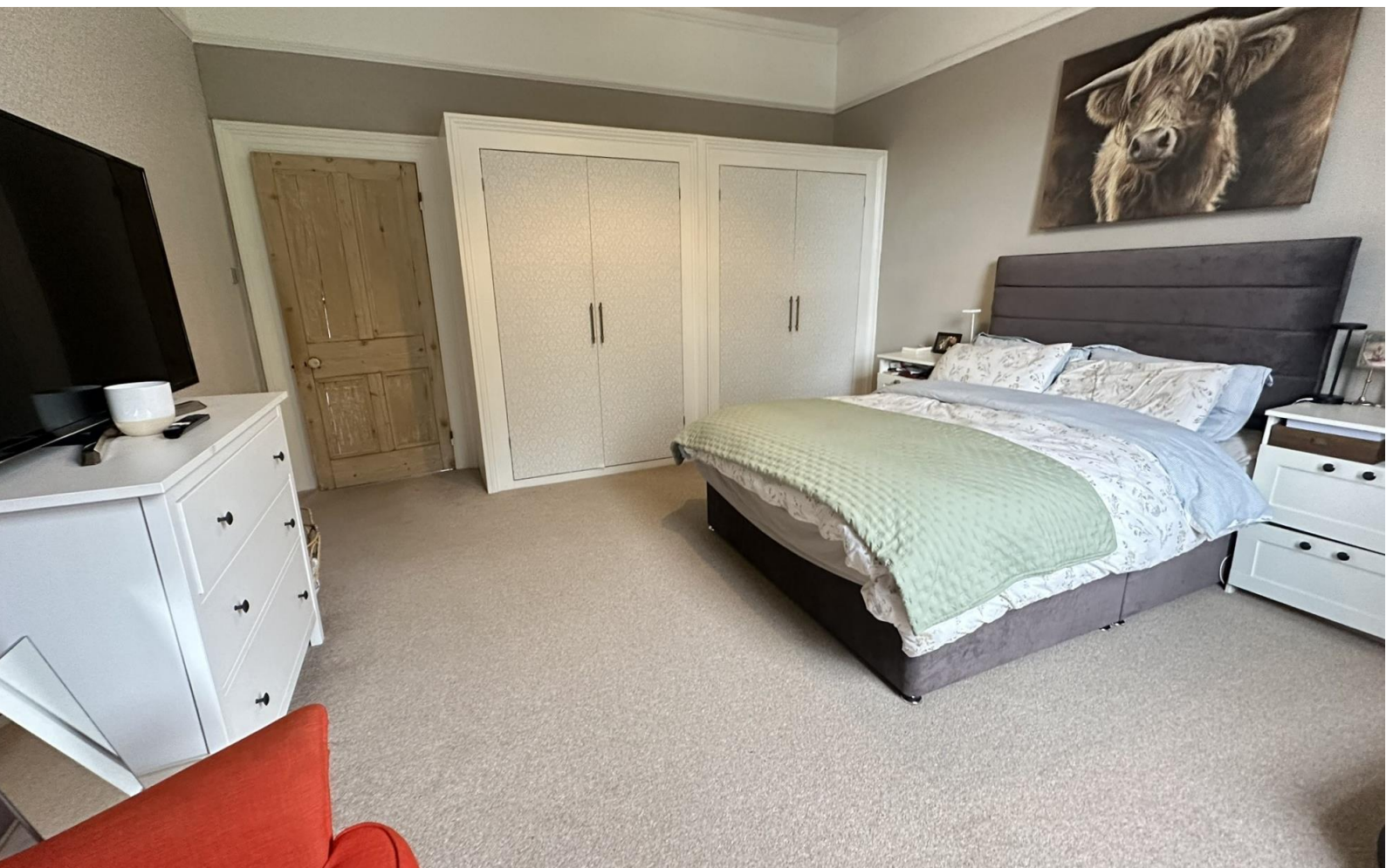
uPVC double glazed window to the rear aspect overlooking the communal garden, two double built in wardrobes, radiator, coving and picture rail.

BEDROOM 2

3.60m x 2.98m (11'10" x 9'9")

Sash window to the front aspect enjoying views towards the town and countryside, wall light, radiator and coving.





STUDY

3.83m x 1.92m (12'7" x 6'4")

Currently used as a guest room/study. The room features a remote controlled Velux window, fitted storage cupboard and radiator.

BATHROOM

A white suite comprising, panelled bath with thermostatic shower and glass screen, tiled surround, wash hand basin with mixer tap and vanity storage under. Close coupled WC, heated towel rail and opaque window to the side aspect.

UTILITY ROOM

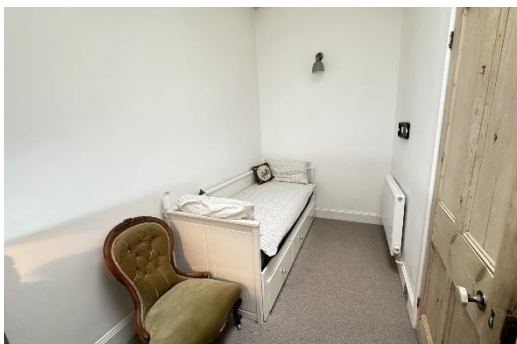
Eye level wall units, space and plumbing for washing machine and tumble dryer with work surface over. Storage cupboard and skylight.

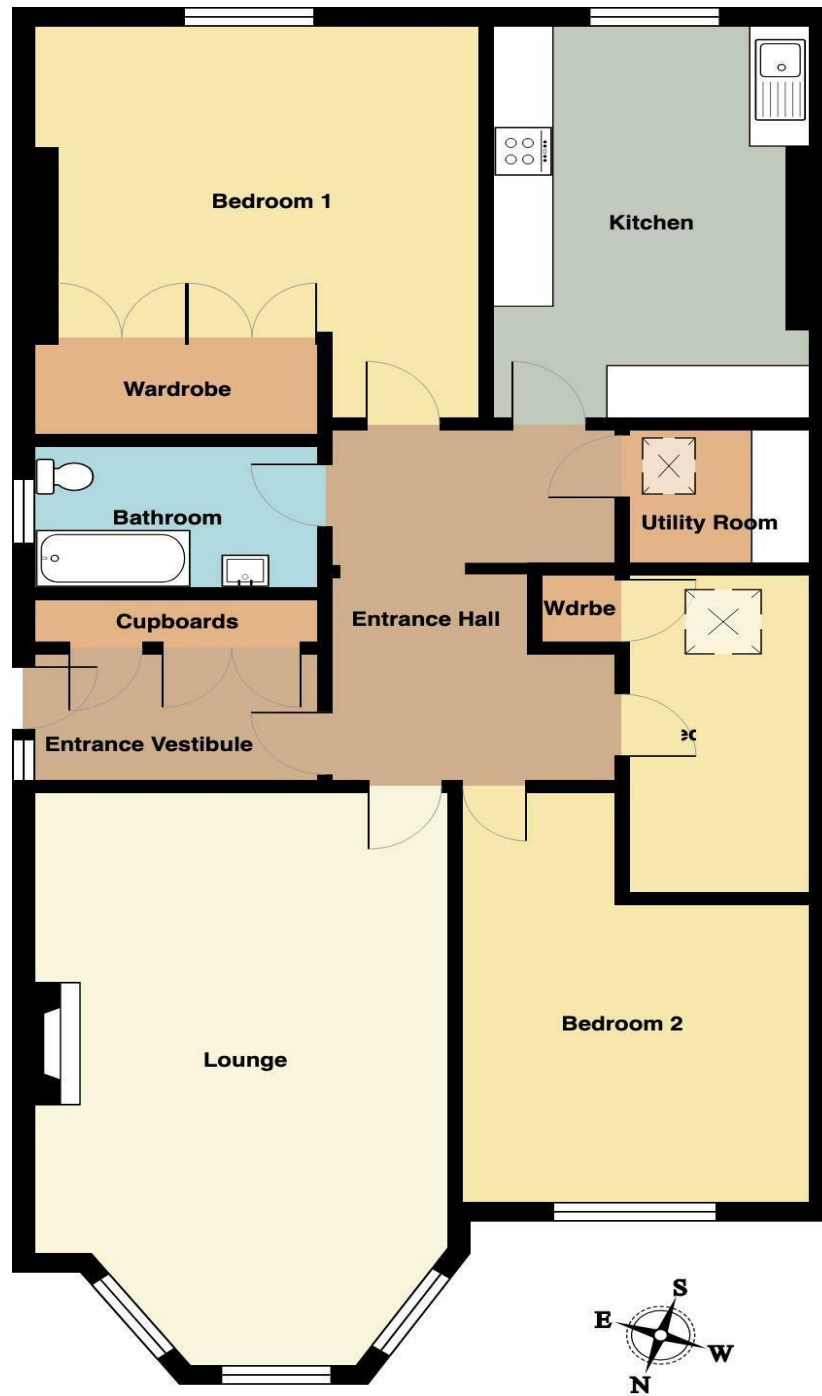
OUTSIDE

To the front of the property is a parking area. There are communal gardens to the rear which is mostly laid to lawn. The property has a single garage which is accessed via Barton Lane with rear door access to the communal garden.

TENURE

The property is held on a 999 year lease with a share of the freehold.





19 Queens Street, Dawlish, Devon, EX7 9HB
 Telephone: 01626 862379
 Email: info@fraserandwheeler.co.uk
www.fraserandwheeler.co.uk



Fraser & Wheeler has not tested any apparatus, equipment fixtures and fittings or any services and cannot verify that they are in working order or fit for purpose. Prospective purchasers are advised to obtain their own independent reports from relevant professionals such as a surveyor or solicitor. Fraser & Wheeler advises buyers to make their own enquiries as to the tenure. All measurements and room descriptions are for general guide purposes only and buyers should verify information provided before purchasing furniture, fittings, carpets or appliances.