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# Vicary & Co

Chartered Surveyors & Property Agents

**Estate Agents & Valuers**  
Residential - Commercial - Rural



**Flat 2, 4, Barton Villas, Dawlish, Devon, EX7 9QJ**  
**Guide Price £130,000 – Share of Freehold**



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Spacious one-bedroom ground floor apartment within the iconic Victorian terrace at popular Barton Villas, Dawlish. The property offers a bright open-plan living space with large bay window and charming period features, positioned within walking distance of the town centre, seafront and local amenities. Council Tax Band: A



# Property Details

- One Bedroom Victorian Apartment
- Convenient location
- Parking Space
- Spacious accommodation

## THE PROPERTY

Set within the popular Barton Villas area of Dawlish, this charming one-bedroom ground floor apartment forms part of an iconic terrace of bay window-fronted Victorian buildings, known for their grand appearance and timeless architectural appeal.

The property is accessed from the communal hallway via its own staircase leading down to the ground floor, opening into a spacious hallway.

From the lower hallway, a door leads through to the open-plan kitchen/living room, featuring an impressive large bay window to the front. The property further benefits from high ceilings and retains some original features, adding to its character and charm.

The kitchen area is of a good size and is fitted with white shaker-style cabinets complemented by a marble-effect laminate work surface. There is an eye-level electric oven, integrated electric hob, space for a washing machine/dishwasher, an extractor hood, tiled walls with a glass splashback, a breakfast bar and space for a freestanding fridge freezer, making it a practical space.

The bedroom is a spacious double, with a tall window providing plenty of natural light and benefiting from window shutters and a feature Victorian fireplace, adding further character to the room.

The bathroom comprises a bath with handheld shower over, a pedestal wash hand basin and WC.

The property further benefits from gas central heating and uPVC double glazing.

## OUTSIDE

The property benefits from an allocated parking space to the front of the building for one car, along with a small area of communal garden to the front of the property.

## SITUATION

Positioned in a well-established residential area, the apartment enjoys convenient access to Dawlish town centre, local amenities, transport links and the picturesque seafront, with rail services providing connections to Exeter, London Paddington and Plymouth. The property also offers easy access to many walks and open woodland, including scenic routes along the South West Coast Path.

## PROPERTY TENURE

Share of Freehold

It is understood that the property had a monthly service charge of approximately £85 Per Month with an additional 1/6 share of the yearly buildings insurance cost.

Charges should be confirmed by Legal representative.

## INFORMATION

Heating Type: Gas central heating

Construction Type: Solid masonry construction with a tiled roof.

Broadband: Standard & Superfast Available (Ofcom Data)

Mobile phone coverage: Network coverage good with major most major networks (Ofcom Data)

Parking: Allocated parking space for one car.

Access: Despite being on the ground floor, the property is accessed via steps to the front of the building and a private staircase down from the hallway.

## SERVICES

Mains electricity, Gas, Water and drainage.

Council Tax Band: A (Teignbridge Council)

EPC: C (69)

## AGENT NOTE

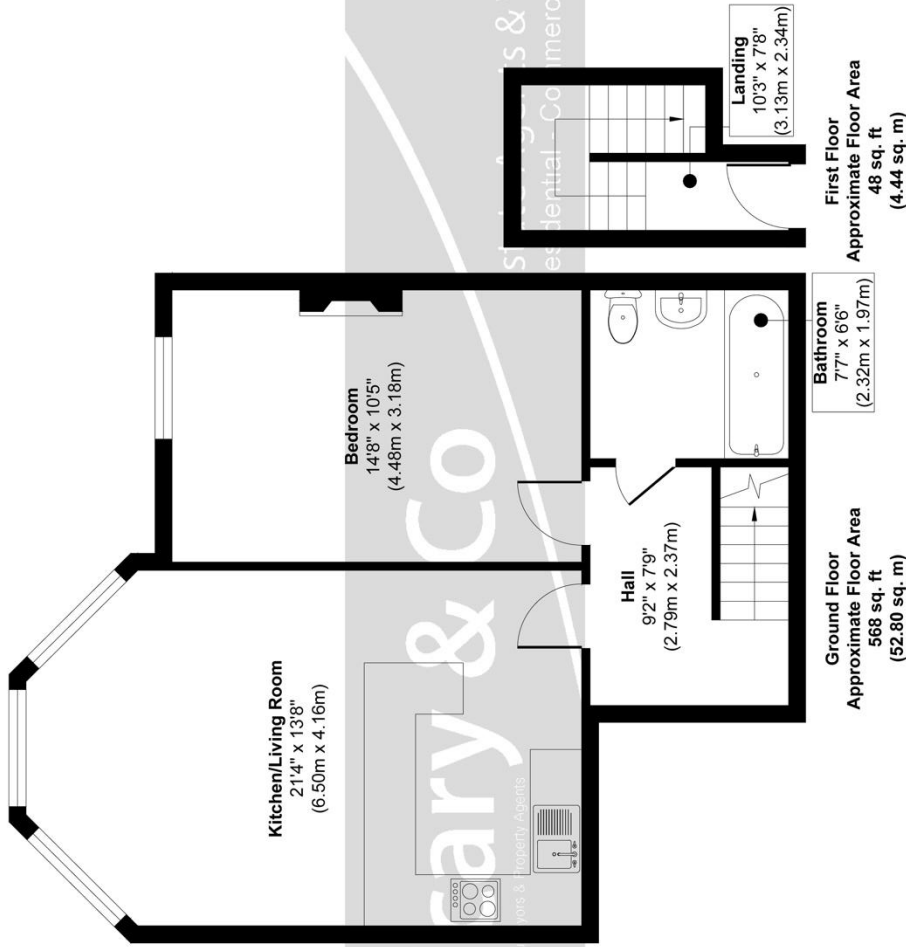
In accordance with the Estate Agents Act 1979, prospective buyers are advised that the property is being sold by a connected person of an employee of Vicary & Co.

## VIEWINGS

Strictly by appointment only with Vicary & Co



Barton Villas, Dawlish, Devon, EX7 9QJ



Approx. Gross Internal Floor Area 616 sq. ft / 57.24 sq. m

Produced by Elements Property

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 69 C    | 76 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



**Important Information:**  
 All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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