

# Warren Road, Dawlish Warren, EX7 0PQ



NO ONWARD CHAIN. A fantastic opportunity to purchase this substantial semi-detached commercial house on a good size plot within easy reach of the beach and mainline railway station. The property is currently configured as a 2 bedroom ground floor apartment and a 2 bedroom first floor apartment with loft rooms. The property has plenty of parking and a large level garden including mobile home.

FREEHOLD, COUNCIL TAX BAND B & C, EPC – F & F.

£425,000

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## Accommodation

On the ground floor is a shared entrance porch for both the apartments with individual front doors leading to the separate accommodations.

The ground floor apartment has a good size sitting room 2 bedrooms, kitchen/dining room, WC and shower room.

The first floor has another good size sitting room, 2 bedrooms, kitchen, WC and bathroom.

The second floor has 2 good size rooms and a large store room.

Outside the property is positioned on a large plot offering plenty of scope depending on the individual buyer's needs.

To the front is plenty of parking a garage and access leading to the rear garden. T

he rear garden is a real feature of the home, being level and a blank canvass for the new buyers to work with.

The garden houses a mobile home which could be used for further accommodation.

The property could suit multi-generational living but could also make a great family home subject to obtaining the relevant planning permissions and consents.

## Location

The property offers a fantastic location to maximise the seaside lifestyle, located a short walk from the beach and just yards from a National Cycle Route providing a safe, level ride to The Quay in Exeter along side the estuary and canal.

It is also a short walk from the Country Park which is ideal for dog walks.

The beauty of the setting can be further enjoyed from the Dawlish Warren National Nature reserve as well as the adjacent links golf course.

On the doorstep are a range of facilities including general store, bakery, take away food outlets, pubs and seasonal shops as well as regular bus services and a mainline railway station.

Further amenities can be enjoyed in the nearby town of Dawlish which can be reached by taking a gentle stroll along the sea wall or by using public transport.





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Total area: approx. 220.6 sq. metres (2374.7 sq. feet)



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