



Honeybourne

Honeybourne 9 Barton Crescent

Dawlish, Devon, EX7 9QL

Exeter City centre (15.5 miles), Newton Abbot (12.2 miles)

An attractive mid-terrace townhouse arranged over three floors, offering six bedrooms, versatile living accommodation and scope for improvement, just a short walk from Dawlish town centre and beaches.

- No onward chain
- Spacious three-storey mid-terrace house
- Conservatory opening onto enclosed rear courtyard garden
- Scope for modernisation and improvement
- Council Tax Band: D
- Walking distance to Dawlish town centre, seafront, and railway station
- Generous reception areas
- Front balcony with pleasant outlook
- Versatile layout
- Freehold

Guide Price £350,000

SITUATION

The property is located in the popular coastal town of Dawlish, nestled between the Exe Estuary and the steep cliffs of Dawlish Warren, creating a stunning natural landscape. Dawlish enjoys a mild climate, thanks to the Gulf Stream, and is renowned for its long sandy beaches and picturesque seafront. The town's charming mix of traditional and modern architecture includes independent shops, cafes, and restaurants, as well as the famous Dawlish Railway Line that runs along the sea wall. Local attractions include Dawlish Town Beach, Dawlish Warren Beach and Nature Reserve, and a calendar of community events such as the Dawlish Carnival. There are good transport links by road and rail to Exeter, Newton Abbot, and beyond.



DESCRIPTION

Honeybourne presents a unique investment opportunity to acquire an appealing three-storey mid-terrace house within easy reach of the town centre and seafront. Offering six bedrooms and generous reception space, the property is well-suited for those seeking a family home, multi-generational living, or holiday let potential. While in need of some modernisation, the layout offers excellent versatility, with a courtyard garden to the rear and a small front garden with path leading to the entrance.

ACCOMMODATION

A path through the front garden leads to the entrance hall with stairs rising to the first floor. The spacious sitting room features a bay window to the front, while the adjoining dining room offers direct access to the conservatory, which in turn opens to the rear courtyard. The kitchen is fitted with a range of units and leads to a utility area and ground-floor shower room.

A central landing gives access to three bedrooms; two generous doubles and a single, with one double enjoying access to the front balcony. This floor also has a family bathroom. The top floor provides three further bedrooms, including a large principal bedroom, a further double, and a single room, all with pleasant rooftop aspects.

OUTSIDE

To the front is a small garden with a pathway to the entrance. The rear courtyard garden is enclosed and offers space for seating and low-maintenance planting.

SERVICES

Utilities: Mains electric, mains water, mains gas, telephone and broadband

Drainage: Mains drainage

Heating: Gas

Tenure: Freehold

EPC: C(71)

Council tax band: D

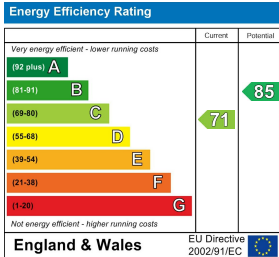
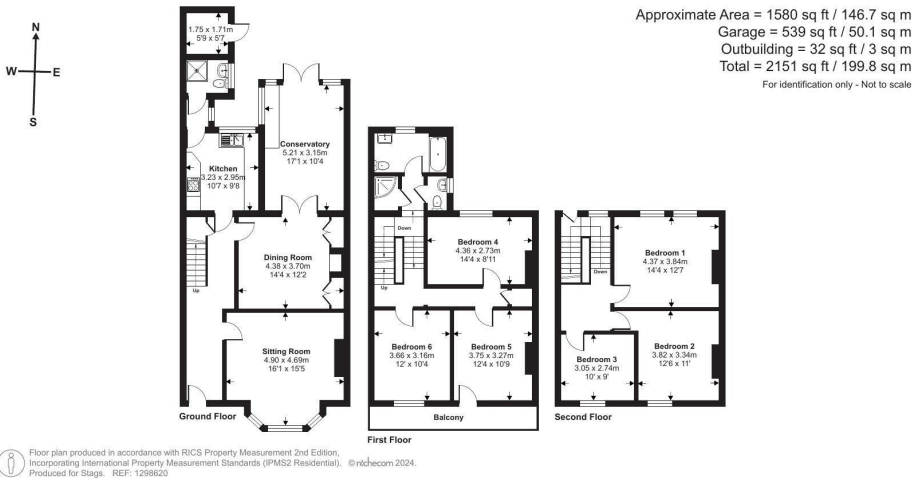
Standard, ultrafast and superfast broadband available. EE, O2, Three and Vodafone mobile networks likely to be available (Ofcom).

AGENTS NOTE

The property has historic restrictive covenants. Please speak to agent for further information. Honeybourne falls within the Dawlish conservation area.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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