# Luscombe Terrace, Dawlish, EX7 9LY









**FOR SALE BY ONLINE AUCTION ENDING ON THE 23rd OCTOBER 2026 AT 12.00 WITH 24/7 PROPERTY AUCTIONS** A generally well presented three-storey mid-terrace house that enjoys plentiful spacious accommodation which includes a lower ground floor with internal stairs only to a self-contained studio flat and therefore will be of interest to investors, owner-occupiers and those seeking multi-generational living. The property, which is located in the heart of Dawlish, is convenient for the town centre with its wide range of amenities and facilities, mainline train station and of course the stunning beachfront and coastline.

FREEHOLD, COUNCIL TAX - D, EPC - D.

## Auction guide price of £165,000


01626 862379

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Lower Ground floor: Room with no natural light, bedroom, kitchen, shower room/WC. Ground floor: Entrance vestibule, hallway, living room, dining room, kitchen, breakfast/dining room, cloakroom/WC. First floor: Landing, three bedrooms, bathroom/WC. Outside: Small frontage, garden to rear. Parking: A small parking space to the rear of the property which is accessed via Hospital Hill, and gives direct access to the rear garden.

**AGENTS NOTES**

There is a Certificate of Structural Adequacy included in the legal pack which covers the subsidence. PLEASE CONTACT :- info@247propertyauctions.co.uk 01395 247000.





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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.