

Sorrento

Devon Court, West Cliff, Dawlish, Devon EX7 9DN



£120,000

Viewing Arrangements: By Appointment on ☎ 01626 245051
Text or WhatsApp 07486 653605

Underhill Estate Agents are pleased to present this 1-bedroom, basement flat. This basement flat has bags of potential to be modernised as a quick renovation project. Situated in the historic Devon Court, this cosy basement flat briefly comprises of 1 bedroom, 1 bathroom, a kitchen, a large living room and a large storage room, large enough for use as a small additional room. Accessed by its own front door to the rear of the building, avoiding the communal entrance, this property has a very private feel to it. Perfect for a first-time buyer or someone who is looking to build their property portfolio. Viewings are highly recommended.

Entrance Hall:

Upon entering the property, you are met with an entrance hall that provides access to all of the rooms on the property. The entrance hall currently links directly into the kitchen.

Kitchen:

The kitchen is a long room which is currently home to a range of base and wall units. There is also plumbing in place for a dishwasher as well as a hatch leading to the living room.



Living Room:

The living room is the largest room in the flat. It is L-shaped and there is a step-up onto one part of it. There is a built-in cupboard next to the window that provides natural light to the room, and a radiator heats the space. Within the living room, there is a small walk in storage room that is currently shelved out and used for storage. Featuring painted brickwork, this space has the potential to be turned into a small dining area or home office if desired.

Bedroom:

The bedroom is a good size, with enough space for all bedroom essentials, including a double bed. The room is lit by a large window and heated by a radiator.

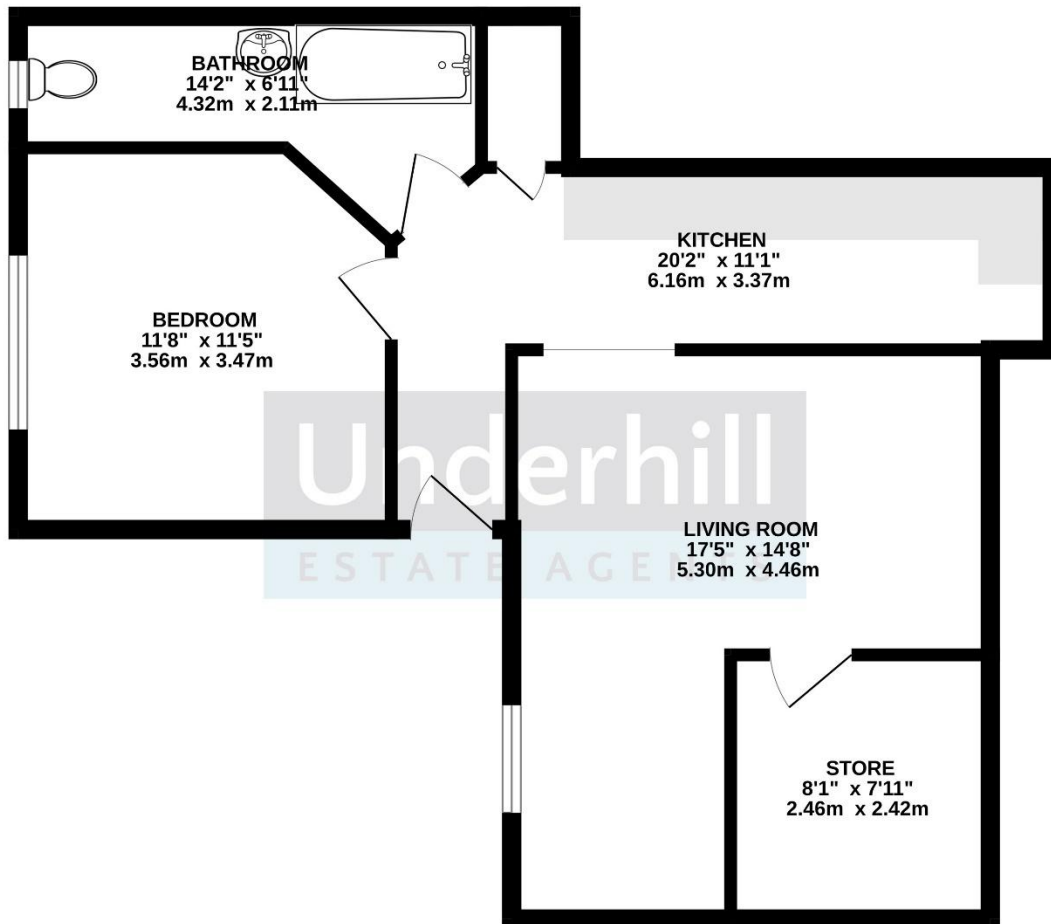
Bathroom:

The bathroom for the property is large. It features a bath, shower, sink and W/C. There is a small window that provides natural light.





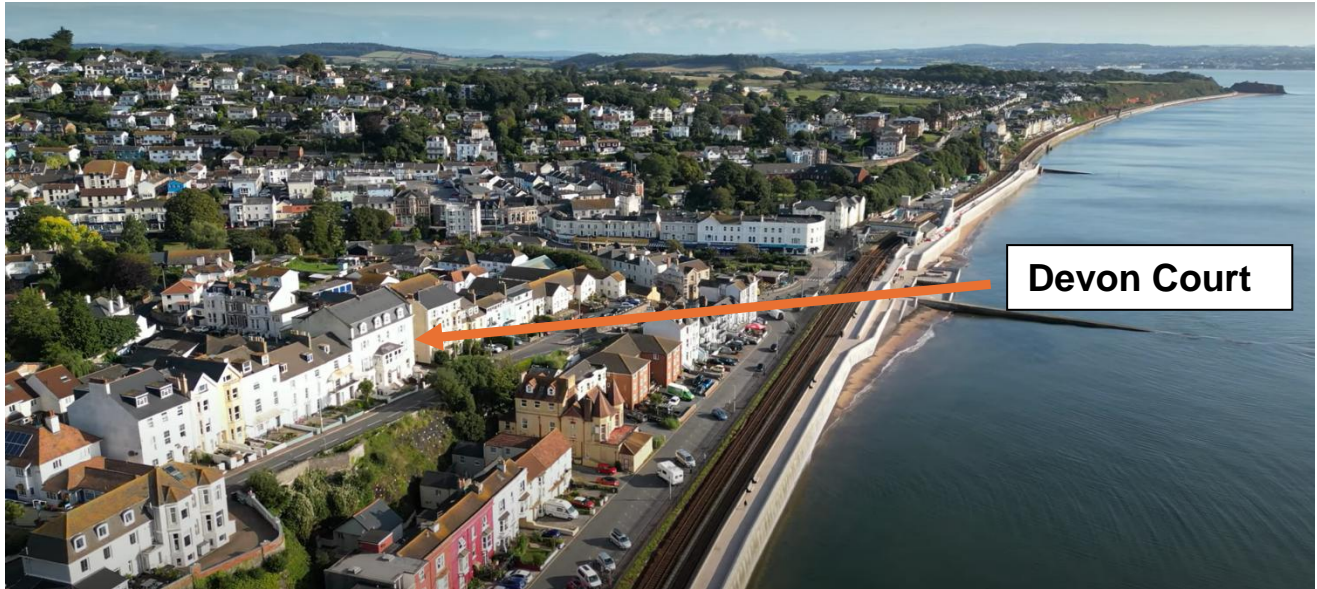
GROUND FLOOR
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA: 591 sq.ft. (54.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. We have not sought to verify the legal title, or any planning permissions of the property and the buyers must obtain verification from their solicitor. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves, verify their accuracy.

Devon Court



Devon Court was built during the 1860's by Leon Solomon, a merchant jeweller, born in Warsaw, who built a successful jewellery business in London, before commissioning 'Sunrise', the building's original name, to be built. He relocated his family and servants to Dawlish in the 1860's. The original occupiers were Leon, his wife Rose, their 12 children and their 15 staff, including a professor of Hebrew studies and a governess for his children.

One of Leon and Rose's sons, Ernest Louis, changed his name to Simpson and emigrated to the USA around 1873. He lived in New York and was a cofounder of the international ship-brokerage Simpson, Spence & Young. His son, also named Ernest was the second husband of Wallace Simpson. Wallace later divorced Ernest to marry King Edward VIII, The Duke of Windsor.



On entering the building, you see the grandeur of the original design with the lofty ceilings, grand staircases and the original carved wooden bannister, hinting that this building was built to showcase the owners' wealth.

Devon Court is now arranged as 21 separate apartments: 3, two bedroom apartments, 15, one bedroom apartments and 3, studio apartments. The current owners have let the apartments successfully for many years and have now decided to bring each apartment to sale, as each tenancy ends.



Each apartment will be sold with a share of the freehold, with all owners having joint say in the operation and running of the management company which is established to oversee the maintenance of the structure of the building. Fire alarms, the electrical surveys and other integral service maintenance will be the responsibility of the management company.

Owners will be responsible for their own contents insurance and the development, upkeep and maintenance of the inside of their apartment, including electrical, plumbing and painting and decorating. The windows in each flat are the responsibility of each owner. At the rear of the property are a number of allocated parking spaces, linked to specific apartments.

Initially, the service charges will be:

- 2 bedroom apartment - £125 per month
- 1 bedroom apartment – £100 per month
- Studio apartment – £75 per month

The management company will review charges annually, to ensure that the building costs are equitably shared and the statutory safety requirements are met.



This is a fantastic opportunity to purchase a property, ready for development to live in or rent out as part of your property portfolio. The current buildings insurance allows for the apartments to be let on a long term basis, but does not allow for short term, holiday lets.

The owners would consider offers from landlords who are building their property portfolio, on apartments that have sitting tenants. To arrange a viewing or discuss the apartments further, contact Underhill Estate Agents Dawlish.

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