



**Regent Street  
Dawlish  
Devon  
EX7**

**Offers in Excess of £115,000**

**bettermove** 

# Regent Street

## Dawlish

Bettermove are proud to present this 2 bedroom flat in Dawlish, available with no forward chain.

This is currently a tenanted property and will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

This property benefits from double glazing, and electric heating throughout.

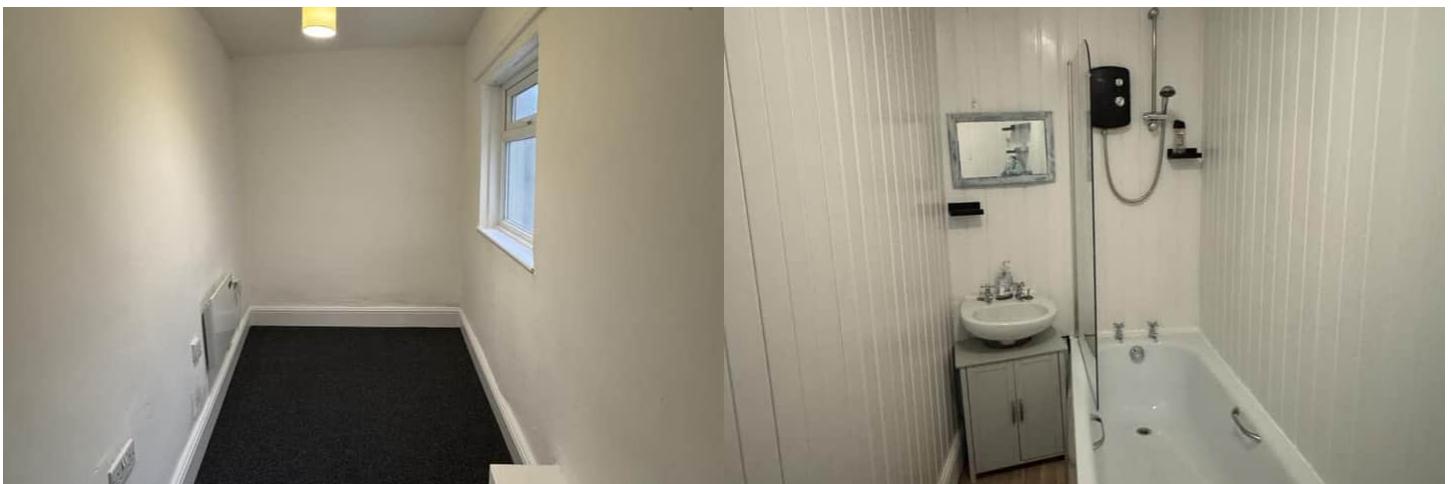
The council tax band is A.

This is a Share of Freehold property with 966 years remaining on the lease; the service charge is £50.00 per month.

The interior of this beautifully presented, first floor property has had extensive renovations, completed in 2025, including new flooring in the bedroom, kitchen, and bathrooms, as well as a complete repaint. The property comprises a spacious living room, fitted kitchen, two bedrooms, including one double, and one single, alongside a family bathroom and separate WC. This property also boasts a small balcony to the front, perfect for enjoying the summer months.

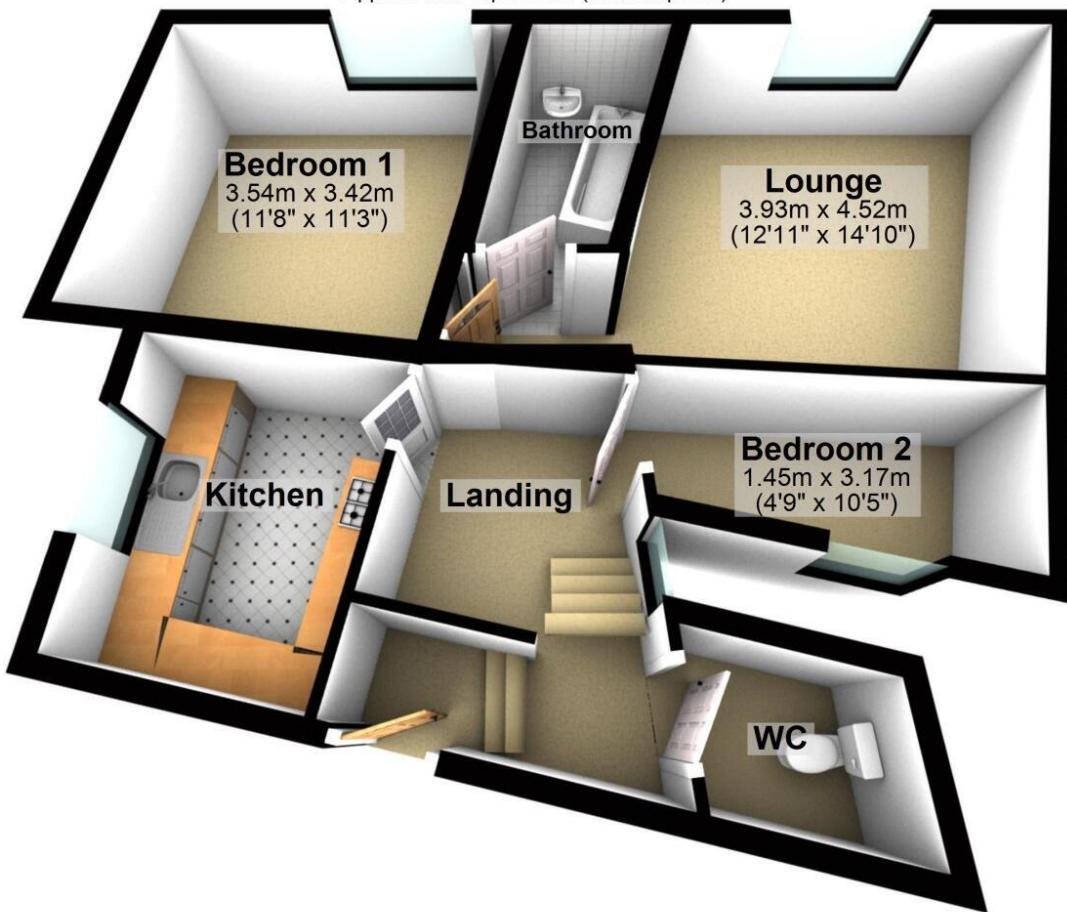
Located in the popular town of Dawlish, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and a short distance to the seafront. Excellent transport links can be found from Dawlish Train Station, a variety of local bus routes, and quick access to the A38, leading to the M5.

This exciting investment opportunity should not be missed! All enquiries can be made through Bettermove.



## First Floor

Approx. 56.4 sq. metres (606.9 sq. feet)



Total area: approx. 56.4 sq. metres (606.9 sq. feet)

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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