



## 4 BARTON VILLAS

DAWLISH, EX7 9QJ

£285,000  
SHARE OF FREEHOLD

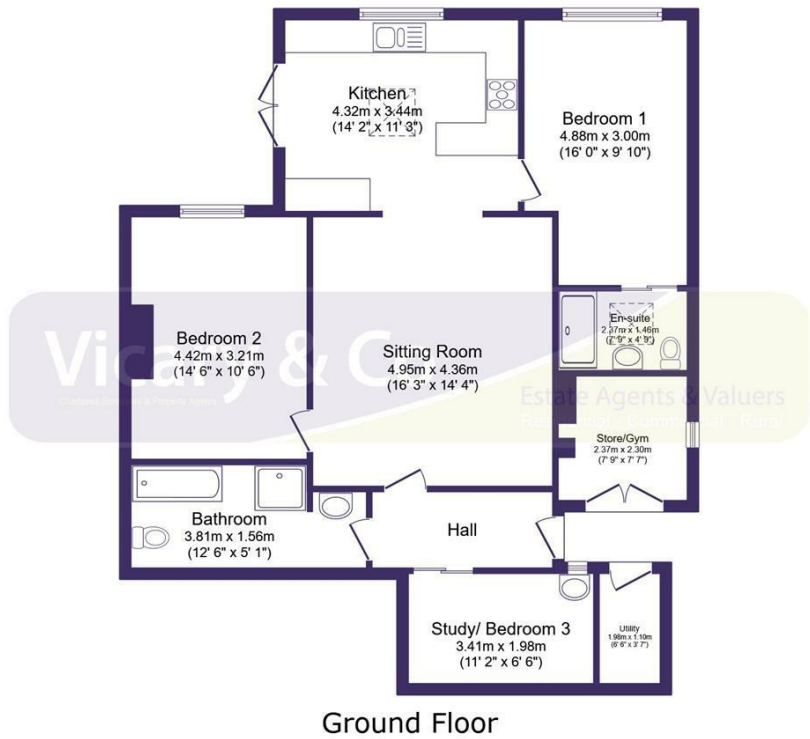
A spacious and extensively renovated self-contained ground-floor garden apartment in the popular Barton Villas area of Dawlish, offering versatile two/three-bedroom accommodation, a modern kitchen/breakfast room, en-suite shower room, separate office/gym, private enclosed rear garden and allocated parking, all within a short, level walk of the town centre. Council Tax Band A, EPC: C (78)

**Vicary & Co**

Chartered Surveyors & Property Agents

Estate Agents & Valuers  
Residential - Commercial - Rural

Barton Villas, Dawlish, Devon, EX7 9QJ



Total floor area: 99.3 sq.m. (1,068 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | 78                         | 79        |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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