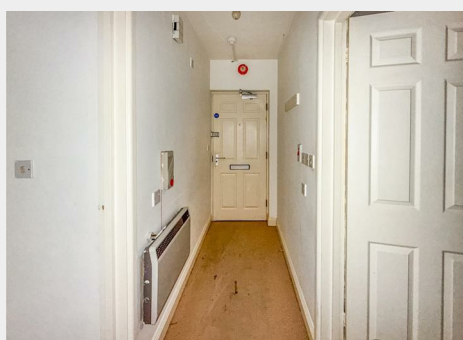


## Freehold Including Flat 3, Dawes Court Fisher Street, Paignton, Auction Guide Price +++ £20,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 11TH FEBRUARY 2026
- INVESTMENT COMBO
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- FEBRUARY LIVE ONLINE AUCTION
- FREEHOLD DAWES COURT
- 32 X 63 YEAR LEASES PLUS
- 1 BED RETIREMENT FLAT | REDUCED
- EXTENDED 4 WEEK COMPLETION

Hollis Morgan – FEBRUARY LIVE ONLINE AUCTION – An INVESTMENT COMBO comprising FREEHOLD INTEREST IN DAWES COURT comprising 32 X 63 YEAR LEASES + RETIREMENT FLAT | REDUCED IN PRICE in this popular block.

# Freehold Including Flat 3, Dawes Court Fisher Street, Paignton, Devon, TQ4 5UD

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Freehold including Flat 3 Dawes Court, Fisher Street, Paignton TQ4 5UD

Lot Number TBC

The Live Online Auction is on Wednesday 11th February 2026 @ 12:00 Noon  
Registration Deadline is on Friday 6th February 2026 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose to bid by telephone, proxy or via your computer.  
Registration is a simple online process - please visit the Hollis Morgan auction website and click "REGISTER TO BID"

### GUIDE PRICE RANGE

The vendors have issued a guide price range of £20,000 - £30,000 for this lot.

### THE PROPERTY

Freehold Interest in Dawes Court plus a ground floor 1 bedroom (388 Sq Ft) retirement flat (formerly the wardens flat | vacant possession)

Tenure - Freehold

Council Tax - B

EPC - E

Managt Fees | Costs - please refer to online legal pack for breakdown of income etc.

### THE OPPORTUNITY

RETIREMENT FLAT | REDUCED PRICE FOR AUCTION

The property (Not including Freehold) was previously listed with respected local residential agents with an asking price of £65,000 and now has a reduced guide price for sale by auction.  
Please note the flat has an age restriction of 60 years +

FREEHOLD INTEREST | DAWES COURT | 32 x 63 YEAR LEASES

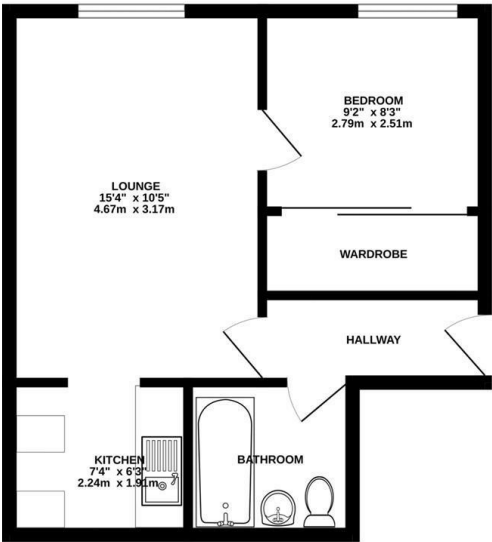
The lot includes the Freehold interest of Dawes Court  
There are 32 Leaseholders in the block with 63 years left on the leases.  
There is potential to generate income by offering lease extensions.  
Interested parties to make their own investigations.

### LOCATION

The property is in a desirable position in the popular coastal town of Paignton in the English Riviera, also known as Torbay. The bustling towns of Paignton, Torquay and Brixham make up Torbay which offers a wealth of amenities, including an excellent range of shops, supermarkets, restaurants and cafés. There is a good choice of schools in the area, including the outstanding-rated school Oldway Primary School, while nearby Torquay has the outstanding-rated, Torquay Girls Grammar School and Torquay Boys Grammar School. Nearby Churston Ferrers also offers a well regarded mixed grammar school. For leisure, the beautiful Devon coastline is easily accessible for sailing and water sports, while the stunning Dartmoor National Park is also within easy reach, offering plenty of walking, cycling and riding routes. The nearby A380 offers excellent road connections north towards Exeter and the M5, or west towards Plymouth. Paignton also offers direct rail services to London Paddington, taking just under 3.5 hours.

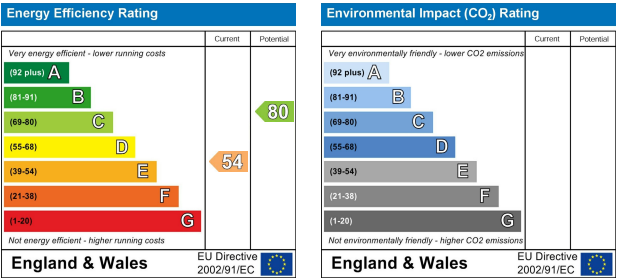
## Floor plan

GROUND FLOOR  
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA: 388 sq.ft. (36.0 sq.m.) approx.  
Made with Mergim C0203

## EPC Chart



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Hollis Morgan Property Limited, registered in England, registered 7275716.  
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## Auction Property Details Disclaimer

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact.

Please refer to our website for further details.