



An end of terrace property with two double bedrooms, front and rear gardens with parking, in a cul-de-sac location, in the popular seaside town of Dawlish

50 First Avenue | Dawlish | EX7 9RB





PROPERTY TYPE

End Terraced House
Freehold



SIZE

793 sq ft



LOCATION

Town



AGE

1940s



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

On Road Parking



OUTSIDE SPACE

Garden



EPC RATING

70 (C)



COUNCIL TAX BAND

B



in a nutshell...

- Two Double Bedrooms
- Off Road Parking
- Spacious Rear Gardens
- Outside Storage Buildings
- Close to Local Shops, Schools & Amenities



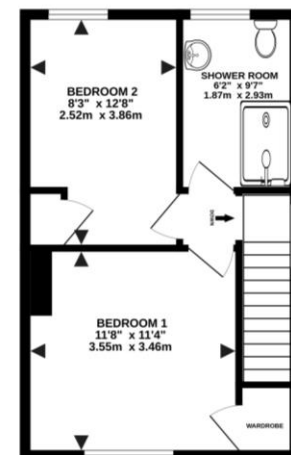
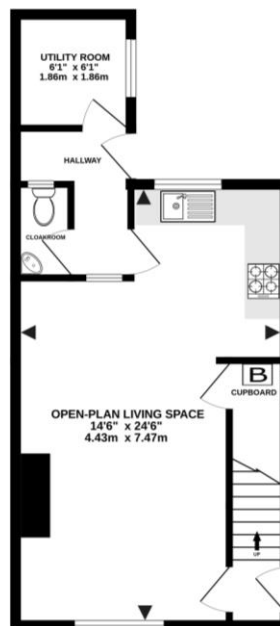
the details...

An opportunity to purchase an end of terrace property with two double bedrooms, front and rear gardens and parking, in a cul-de-sac location, in the popular seaside town of Dawlish.

Inside, it is nicely presented with light and neutral décor throughout and feels warm with gas central heating and double glazing. The accommodation comprises of, on the ground floor, an entrance hallway with a staircase to the first floor, a spacious open-plan living space with plenty of light from a wide window to the front, an under-stairs cupboard containing a condensing combi-boiler for the central heating and hot water, and a kitchen dining area with a durable vinyl floor and a modern fitted kitchen with plenty of cupboard and worktop space, complete with tiled splashbacks, a fan-oven, gas hob and floor space for an upright fridge/freezer, a rear hallway leading to a convenient ground floor cloakroom with a WC and corner basin, a utility room with plumbing for a washing machine and other white goods, and a rear door providing access to the back garden.

Upstairs, there are two light and airy double bedrooms, the master with a built-in wardrobe above the stairs and the second with a built-in cupboard, both served by a fabulous, modern, shower room that contains a double shower, a pedestal basin, a WC and a chrome heated towel rail, with a hatch in the landing ceiling providing access to the loft space which has a ladder and a light for convenience and is fully boarded providing extensive storage.

Outside, the rear garden is a generous size and is fully enclosed making it safe for children and pets. There is a terrace of gravel and a couple of steps up to a lawn, a couple of timber sheds providing extensive storage, and a gate at the side provides access to the front where there is a paved driveway providing parking for one car, between to well-stocked beds of plants shrubs and ornamental trees. Additional parking is available on-road nearby if required.



TOTAL FLOOR AREA: 793 sq. ft. (73.7 sq. m.) approx.
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the location...

Dawlish has a great deal to offer with its stunning sandy beaches, local shops, public houses, highly regarded primary and secondary schools ideal for a growing family and a railway station to the town centre of Newton Abbot, Teignmouth and Exeter City Centre where you can find a host of different amenities. This seaside town is also only a short walk away from Dawlish Warren where you can find a host of different activities.

Shopping

Late night pint of milk: Central Convenience Store: 0.3 mile

Dawlish town centre: 1.1 miles

Supermarket: Sainsburys 2.6 miles

Relaxing

Beach: Dawlish 0.9 mile

Dawlish Play Park: 0.4 mile

Warren Golf Club: 2.9 miles

Travel

Bus stop: First Avenue: approx. 328 ft

Train station: Dawlish 0.9 mile

Main travel link: A379 4.8 mile

Airport: Exeter 15.6 miles

Schools

West Cliff Primary Academy: approx. 95 ft

Gatehouse Primary Academy: 1.8 miles

Orchard Manor School: 0.5 mile

Please check Google maps for exact distances and travel times.

Property postcode: EX7 9RB

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