



A spacious three bed mid terraced property in the seaside town of Dawlish. Benefitting from two parking spaces and within close proximity to the local primary school. The property is in need of modernisation but has the potential to be a stunning family home

8 Second Avenue | Dawlish | EX7 9RH





PROPERTY TYPE

Mid Terraced House
Freehold



SIZE

882 sq ft



LOCATION

Town



AGE

1950s, 1960s and 1970s



BEDROOMS

3



RECEPTION ROOMS

2



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Off Road Parking



OUTSIDE SPACE

Large Garden



EPC RATING

42 (E)



COUNCIL TAX BAND

B



in a nutshell...

- CHAIN FREE!
- Parking for two cars
- In need of modernisation
- Close to local primary school
- Walking distance to Town Centre
- Short walk to corner shop
- Spacious garden
- Large living space





the details...

Looking for a project? Check out this mid-terraced family home in need of modernisation, with front and rear gardens, and off-road parking for two cars, in the popular seaside town of Dawlish.

The enclosed front garden has a lawn and leads to the entrance, and inside, it is very dated requiring total modernisation, though it does benefit from electric storage heating and mostly double glazing.

The accommodation comprises of an entrance hallway with stairs to the first floor, and an airing cupboard housing an insulated hot water cylinder, a good-sized living room with brick open fireplace, a sunroom, a kitchen/dining room with a tired fitted kitchen and plenty of space for a dining table and seating, and a utility room with plumbing for washing machine, a back door to the garden and the WC.

Upstairs, there are three decent sized light and airy bedrooms, two doubles and a large single, and a small bathroom containing a bath and vanity unit.

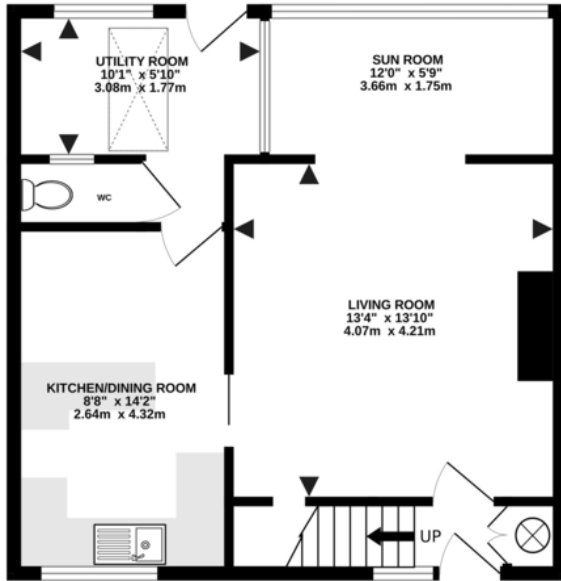
Outside, the rear garden is a generous size with terraces sloping gently upwards with a mixture of paving and planting areas, and at the top a shed and a gated, off-road parking area of concrete with space for two cars, accessed from the rear service lane.

Tenure: Freehold
Council Tax Band: B

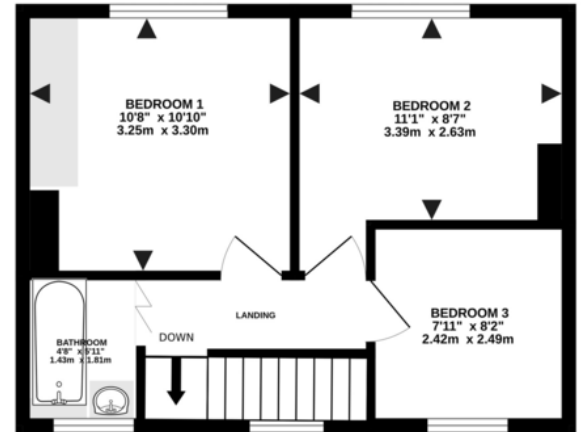


the floorplan...

GROUND FLOOR
509 sq.ft. (47.3 sq.m.) approx.



1ST FLOOR
373 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 882 sq.ft. (81.9 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. It also benefits from easy access to the A380 making it convenient for commuters to Exeter Airport and Exeter City Centre.

Shopping

Late night pint of milk: Brook St. Family Shopper 0.6 mile

Teignmouth town centre: 3 miles

Supermarket: Lidl 2.9 miles

Relaxing

Beach: Dawlish 0.7 mile

Oaklands Park: 0.7 mile

Warren Golf Club: 2.9 miles

Travel

Bus stop: Coronation Ave, approx. 0.2 mile

Train station: Dawlish 1 mile

Main travel link: A380 5.5 miles

Airport: Exeter 18.2 miles

Schools

Hazeldown Primary School: 1.8 miles

West Cliff Primary Academy: 0.2 mile

Orchard Manor School: 0.4 mile

Please check Google maps for exact distances and travel times.

Property postcode: **EX7 9RH**





Need a more complete picture? Get in touch with your local branch...

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