



- FAMILY HOME IN GOOD DECORATIVE ORDER
- LIVING ROOM, KITCHEN/DINER
- CLOAKROOM
- THREE DOUBLE BEDROOMS
- SHOWER/WET ROOM
- uPVC D/G, GAS C/H
- DRIVEWAY PARKING FOR TWO VEHICLES
- REAR GARDEN

Second Avenue, Dawlish, EX7 9RH

Guide Price £250,000

Dart & Partners are pleased to offer this three bedroom family home situated on the western side of Dawlish within close proximity to the local primary school. Offered in good decorative order throughout and with gas central heating and uPVC double glazing. Accommodation briefly comprising; reception hall, living room, kitchen diner, ground floor cloakroom, shower/wet room, three double bedrooms, driveway parking for two vehicles, garden, garage/workshop. An internal viewing comes highly recommended.



Property Description

Dart & Partners are pleased to offer this three bedroom family home situated on the western side of Dawlish within close proximity to the local primary school. Offered in good decorative order throughout and with gas central heating and uPVC double glazing. Accommodation briefly comprising; reception hall, living room, kitchen diner, ground floor cloakroom, shower/wet room, three double bedrooms, driveway parking for two vehicles, garden, garage/workshop. An internal viewing comes highly recommended.

Obscure glazed uPVC front door into...

RECEPTION HALL

With stairs rising to first floor. Radiator. Multi-paned glazed door through to...

LIVING ROOM

uPVC double glazed window to front, radiator, power points, telephone socket. Useful under stairs storage cupboard. Feature fireplace with granite hearth, currently housing a multi-fuel stove (available by separate negotiation). Squared arch through to...

KITCHEN/DINER

uPVC double glazed window to rear enjoying a pleasant open outlook to rolling countryside beyond. Matching range of high gloss wall and base units with roll top work surface over, inset composite sink strainer, space and plumbing for gas cooker, space and plumbing for washing machine, tiled splash backs, wall mounted gas boiler supplying domestic hot water and gas central heating, radiator, power points, wall mounted consumer unit. Sliding door through to...

SHOWER/WET ROOM

White suite comprising low level WC, wall mounted wash hand basin, walk-in shower with mains fed shower, tiled splash backs, radiator, extractor fan, wall mounted electric heater.





REAR PORCH

Radiator. Sliding door to...

CLOAKROOM

With close coupled WC, obscure glazed uPVC window to rear.

Steps leads down to glazed uPVC back door giving access to rear garden.

FIRST FLOOR LANDING

Power points, loft access hatch.

BEDROOM ONE

uPVC double glazed window to front, range of built in wardrobes, radiator, power points.



BEDROOM TWO

uPVC double glazed window to rear enjoying a pleasant open outlook, radiator, power points,

BEDROOM THREE

uPVC double glazed window to rear enjoying similar outlook to that of bedroom two, radiator, power points.

OUTSIDE

DRIVEWAY PARKING to the front for two vehicles. To the rear, the enclosed garden is predominantly laid to hardstanding with a small area of lawn. Garden pond. Pathway leading to GARAGE/WORKSHOP. Outside water tap and security light.

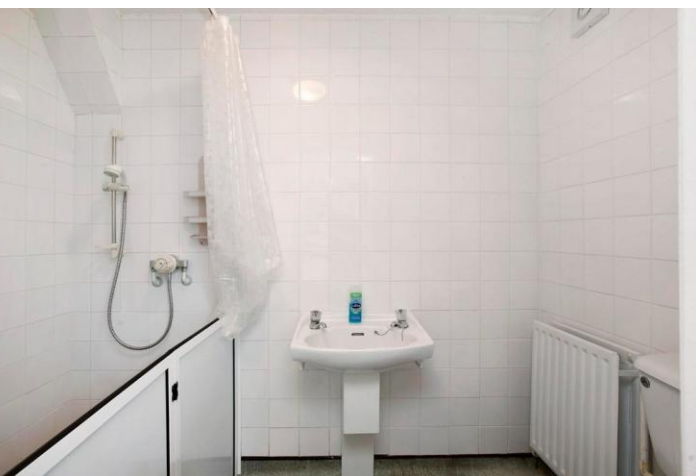
GARAGE/WORKSHOP

With two large timber doors, power and light.

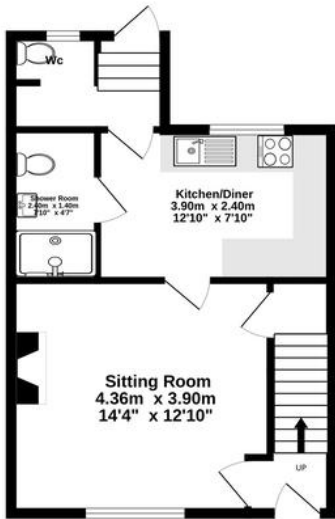
MATERIAL INFORMATION - Subject to legal verification

Freehold

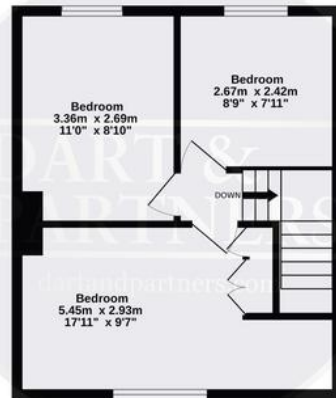
Council Tax Band B



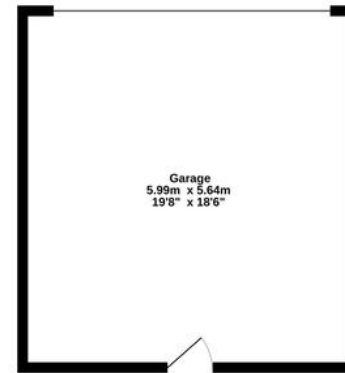
Ground Floor
38.2 sq.m. (411 sq.ft.) approx.



1st Floor
34.3 sq.m. (370 sq.ft.) approx.

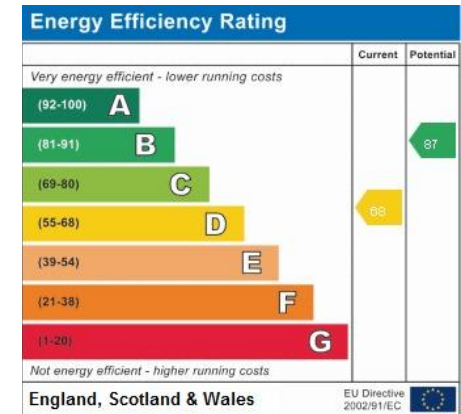


2nd Floor
33.8 sq.m. (363 sq.ft.) approx.



TOTAL FLOOR AREA : 106.3 sq.m. (1144 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023



9 Queen Street, Dawlish, Devon,
EX7 9HB

www.dartandpartners.com
01626 862057
property@dartandpartners.com

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements