



- FAMILY HOME IN POPULAR LOCATION CLOSE TO TOWN
- NO ONWARD CHAIN
- LIVING ROOM DINER
- MODERN FITTED KITCHEN
- RECEPTION HALL, CLOAKROOM
- THREE BEDROOMS
- FAMILY SHOWER ROOM
- FRONT AND REAR GARDENS

Third Avenue, Dawlish, EX7 9RF

Guide Price £240,000

Dart & Partners are delighted to offer this spacious three bedroom family home situated in a popular location close to town. Offered with NO ONWARD CHAIN. Accommodation briefly comprises; reception hall, living room diner, modern fitted kitchen, cloakroom, three bedrooms, family shower room, front and rear gardens, uPVC double glazing, gas central heating. Recently installed uPVC double glazing, front door and boiler.



Property Description

Obscure glazed uPVC front door opens into...

RECEPTION HALL

With doors to principal rooms and stairs rising to first floor, uPVC double glazed window to side, radiator, power points, telephone socket. Door through to...

LIVING ROOM DINER

With uPVC double glazed window to front, fireplace with slate hearth and timber mantle, radiator, power points, television aerial connection point. Door through to...

KITCHEN

With uPVC double glazed window to rear, modern range of matching wall and base units, inset one and a half bowl stainless steel sink drainer into roll top timber effect work surface, matching cupboard housing wall mounted gas boiler supplying domestic hot water and gas central heating, space for fridge freezer, washing machine and electric cooker, stainless steel extractor canopy above, radiator, power points. Door through to...

REAR LOBBY

With obscure uPVC double glazed back door. Door though to...

CLOAKROOM

With close coupled WC, tiled splash backs, obscure uPVC double glazed window to side.

FIRST FLOOR LANDING

uPVC double glazed window to side, loft access hatch.

BEDROOM ONE

uPVC double glazed window to rear, built in cupboard with timber slatted shelving, radiator, power points.

BEDROOM TWO

uPVC double glazed window to front, built in wardrobe with shelving and hanging rail, radiator, power points.





FAMILY SHOWER ROOM

Obscure uPVC double glazed window to front, modern white suite comprising close coupled WC, inset wash hand basin into vanity unit, glazed quadrant shower enclosure, mains fed shower including rainwater head, chrome ladder heated towel rail, extractor fan.

OUTSIDE

To the front of the property is a private PARKING SPACE. A wrought iron gate gives access to the property with a central path through the pleasant front garden which is predominantly laid to lawn bordered by some mature plants and shrubs. A pathway extends to the side of the property giving access to the fully enclosed rear garden which enjoys a sunny aspect and is predominantly laid to lawn with a raised flower bed containing some mature plants and shrubs. Useful area of hardstanding, perfect for table and chairs.



MATERIAL INFORMATION - Subject to legal verification

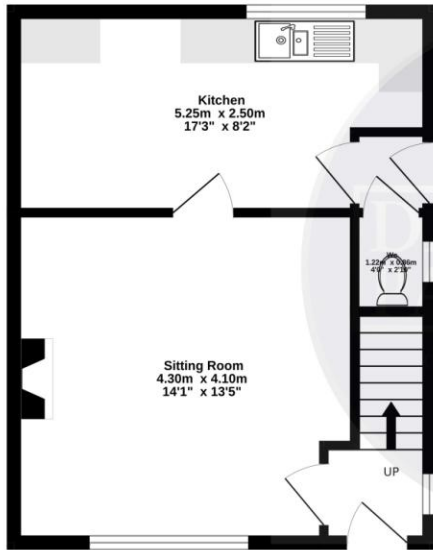
Freehold

Council Tax Band B

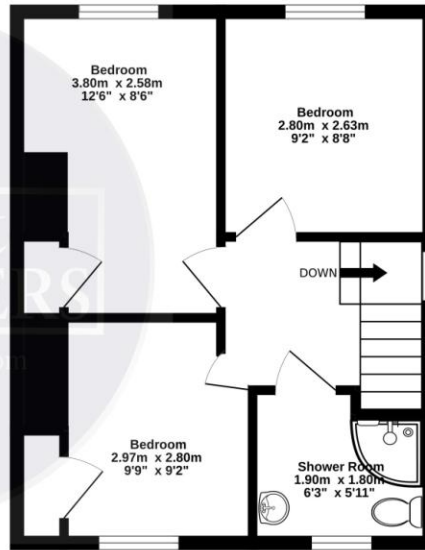
AGENTS NOTE: The boiler, windows and front door are all newly fitted.



Ground Floor
34.2 sq.m. (368 sq.ft.) approx.



1st Floor
33.1 sq.m. (356 sq.ft.) approx.



TOTAL FLOOR AREA : 67.3 sq.m. (725 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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