



8 Third Avenue, Dawlish

Guide Price £240,000





## 8 Third Avenue

Dawlish, Dawlish

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- SPACIOUS FAMILY HOME SITUATED IN A POPULAR LOCATION
- CLOSE TO TOWN, SCHOOLS AND LOCAL AMENITIES
- RECEPTION HALL, SITTING ROOM
- CONSERVATORY, SPACIOUS KITCHEN BREAKFAST ROOM
- THREE BEDROOMS
- LARGE FAMILY BATHROOM, GROUND FLOOR UTILITY/WC
- FRONT AND REAR GARDENS, WORKSHOP/GARDEN SHED
- DRIVEWAY PARKING
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING



Dart & Partners are delighted to bring to the market this spacious three bedroom family home situated in a popular location close to town, schools and local amenities. The accommodation briefly comprises; reception hall, sitting room, conservatory, spacious kitchen breakfast room, utility/WC, three bedrooms, large family bathroom, front and rear gardens, driveway parking, uPVC double glazing and gas central heating. An early viewing comes highly recommended.

Obscure glazed composite front door into...

#### RECEPTION HALL

With doors to principal rooms and stairs rising to first floor. Telephone socket, cupboard housing electric meter and consumer unit.

Glazed multi-paned door through to...

#### SPACIOUS KITCHEN BREAKFAST ROOM

With uPVC double glazed window to front, uPVC double glazed window to rear and obscure glazed uPVC back door giving access out to the rear garden. Spacious under stairs storage cupboard, wall mounted gas boiler supplying domestic hot water and gas central heating, comprehensive range of matching wall and base units with tiled work surface over, inset stainless steel sink drainer, integrated eye level electric oven, four burner gas hob with extractor above, space and plumbing for dishwasher, tiled splash backs, power points, space for dining table and chairs, radiator, space for large fridge freezer.

Door to...





#### UTILITY/WC

With obscure uPVC double glazed window to side, coloured suite comprising low level WC, pedestal wash hand basin, radiator, roll top work surface with space and plumbing beneath for washing machine, tumble dryer and further appliance, built in storage cupboard, radiator.

#### SITTING ROOM

Dual aspect with uPVC double glazed window to front and uPVC double doors leading out to the CONSERVATORY. Two radiators, fireplace with timber mantle and surround housing gas fire. Power points, telephone socket, TV aerial connection point.

#### CONSERVATORY

Timber framed conservatory with polycarbonate roof and double glazed sliding door giving access out to the rear garden. Radiator, power points.

#### FIRST FLOOR LANDING

With uPVC double glazed window to rear enjoying a pleasant open outlook over rolling countryside beyond. Radiator, power points, loft access hatch. Door to...

#### BEDROOM ONE

With a comprehensive range of fitted wardrobes and dressing table, uPVC double glazed window to front. Radiator, power points. Built in cupboard with hanging rail.

#### FAMILY BATHROOM

Dual aspect with obscure uPVC double glazed windows to side and rear. White suite comprising low level WC, pedestal wash hand basin, panelled bath with shower attachment and glazed shower enclosure and mains fed shower, tiled splash backs, chrome ladder heated towel rail.



#### BEDROOM TWO

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

#### BEDROOM THREE

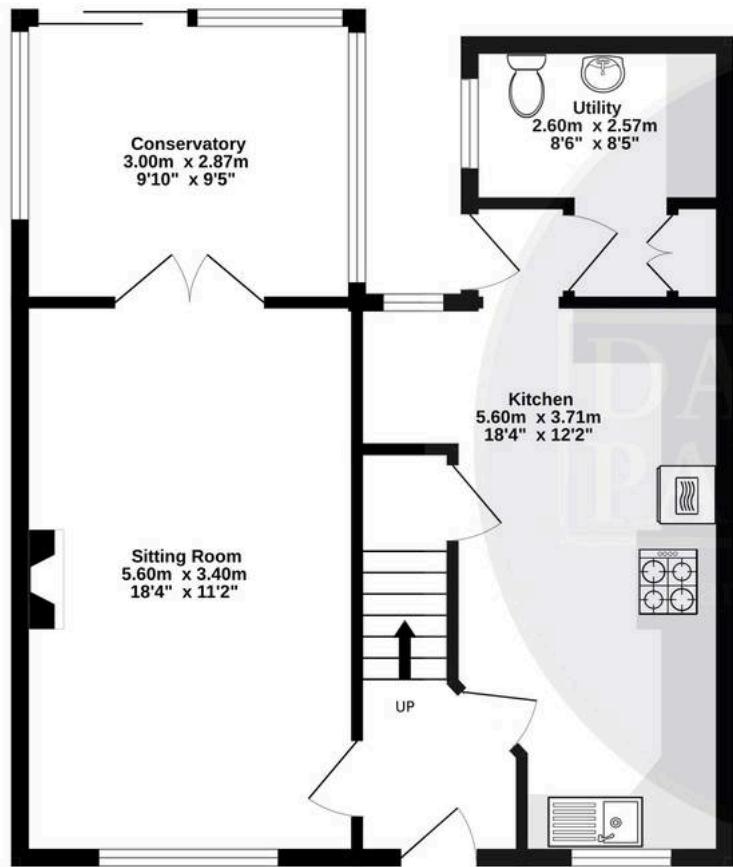
With uPVC double glazed window to rear enjoying a pleasant open outlook over the rolling countryside beyond. Radiator, power points.

#### OUTSIDE

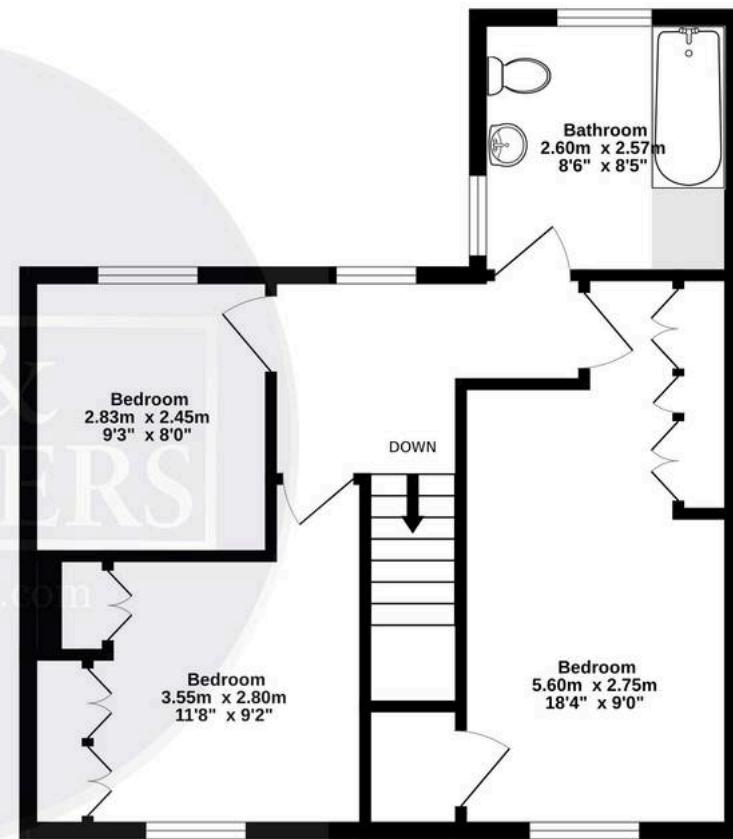
To the front is a block paved driveway with PARKING for two vehicles. The front garden area is predominantly laid to slate chippings and is well planted with various mature plants and shrubs. Outside water tap. To the rear the fully enclosed rear garden has been arranged for ease of maintenance and is predominantly laid to paved patio in several areas providing outside seating areas and relaxation spaces. A block and timber shed is divided into two halves, one being a workshop and the other being a garden shed with uPVC double glazed window.



Ground Floor  
55.9 sq.m. (602 sq.ft.) approx.



1st Floor  
46.3 sq.m. (498 sq.ft.) approx.



**TOTAL FLOOR AREA : 102.2 sq.m. (1100 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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