



30 First Avenue, Dawlish

Guide Price £230,000





30 First Avenue

Dawlish, Dawlish

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- SPACIOUS FAMILY HOME SITUATED IN A POPULAR LEVEL LOCATION CLOSE TO SCHOOLS AND LOCAL AMENITIES
- ENTRANCE HALL, LIVING ROOM
- KITCHEN, GROUND FLOOR SHOWER ROOM
- THREE BEDROOMS, FAMILY BATHROOM
- FRONT AND REAR GARDENS, PARKING AREA
- GAS CENTRAL HEATING
- VIEWING COMES HIGHLY RECOMMENDED TO APPRECIATE THE POTENTIAL ON OFFER



An exciting opportunity to purchase a spacious three bedroom family home situated in a popular level location close to schools and local amenities. The accommodation briefly comprises; entrance hall, living room, kitchen, ground floor shower room, three bedrooms, family bathroom, front and rear gardens, parking area, mostly double glazed, gas central heating. Viewing comes highly recommended to appreciate the potential on offer. Obscure glazed uPVC front door into...

ENTRANCE PORCH/HALLWAY

With obscure uPVC double glazed window to front. Coat hanging hooks. Stairs rising to the first floor.

Multi-paned sliding door opens into the...

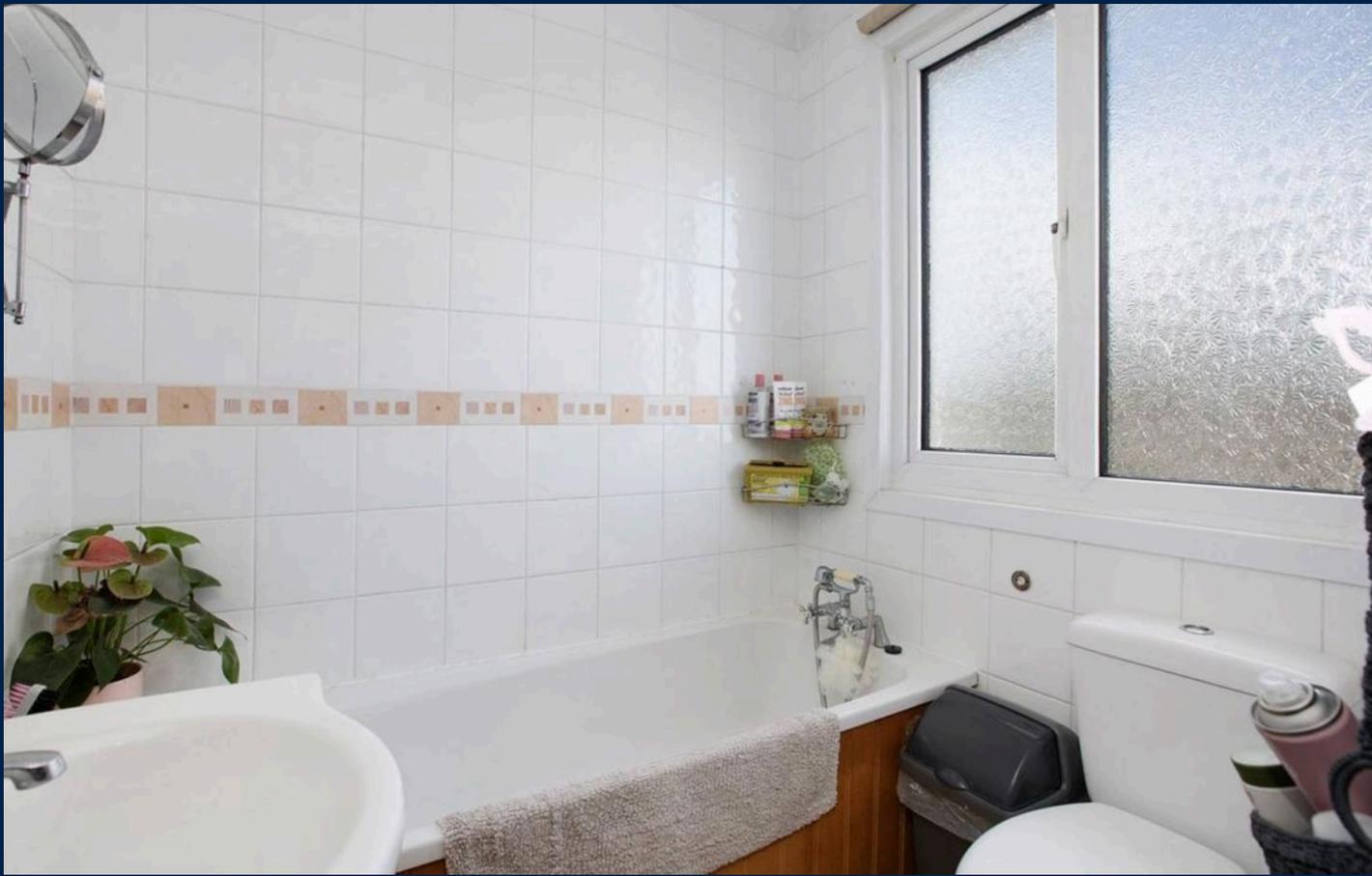
LIVING ROOM

With aluminium framed double glazed sliding doors opening to the rear garden. Open fireplace with timber mantle and tiled hearth. Radiator, power points, telephone socket, stripped timber flooring. Doorway through into...

KITCHEN

With a matching range of wall and base units with roll top work surface over, inset stainless steel sink drainer, space and plumbing for gas cooker, space for upright fridge freezer, space and plumbing for washing machine, tumble dryer and dishwasher, wall mounted gas boiler supplying domestic hot water and gas central heating, two uPVC double glazed windows to front, tiled splash backs, radiator. Doorway through into...





REAR LOBBY

With uPVC double glazed back door giving access out to the rear garden and a door through to the...

SHOWER ROOM

With obscure uPVC double glazed window to rear, white suite comprising low level WC, pedestal wash hand basin, glazed quadrant shower enclosure, wall mounted electric shower, chrome ladder heated towel rail.

FIRST FLOOR LANDING

uPVC double glazed window to front, loft access hatch, radiator. Door through to...

BEDROOM ONE

With uPVC double glazed window to rear. Radiator, power points, stripped timber flooring.

BEDROOM TWO

With uPVC double glazed window to rear. Radiator, power points. Door to built in cupboard with louvre door.

BEDROOM THREE

With uPVC double glazed window to front. Radiator, power points.

Bi-fold door to...



BATHROOM

With uPVC double glazed window to front, white suite comprising low level WC, inset wash hand basin into vanity unit, panelled bath with shower attachment, tiled splash backs, radiator.

OUTSIDE

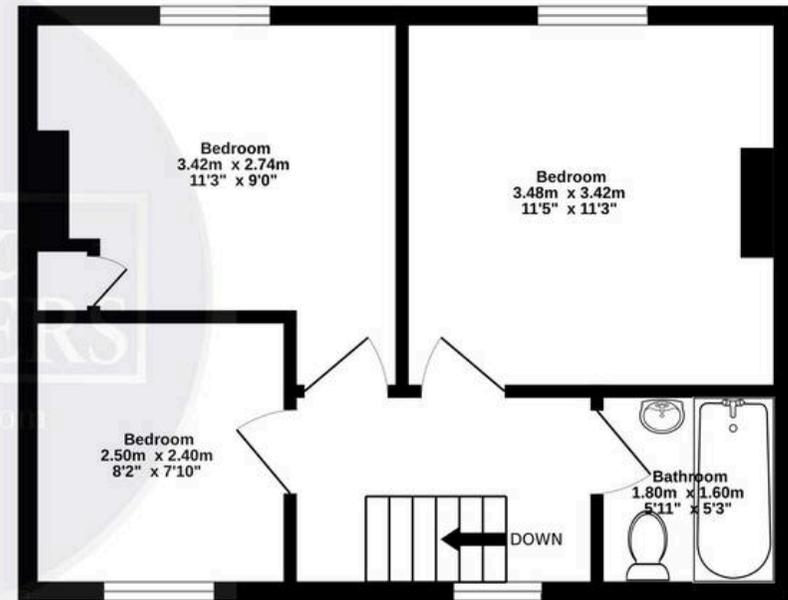
To the front the garden is enclosed and is predominantly laid to lawn with a wrought iron gate and a pathway leading to the front door. To the rear the fully enclosed garden is of a generous size and is predominantly laid to lawn bordered by shiplap fencing. Timber gate giving access out to the parking area. Generous area of hardstanding perfect for outdoor furniture. Power points.



Ground Floor
34.8 sq.m. (374 sq.ft.) approx.



1st Floor
35.5 sq.m. (382 sq.ft.) approx.



TOTAL FLOOR AREA : 70.3 sq.m. (756 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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