



32 Third Avenue, Dawlish

Guide Price **£280,000**





32 Third Avenue

Dawlish, Dawlish

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- FANTASTIC SEMI DETACHED FAMILY HOME SITUATED IN A POPULAR LOCATION
- OFFERED TO THE MARKET IN EXCELLENT DECORATIVE ORDER THROUGHOUT
- CLOSE TO SCHOOLS AND LOCAL AMENITIES
- ENTRANCE HALL, SITTING ROOM
- SUN ROOM/DINER, KITCHEN
- FAMILY SHOWER ROOM
- THREE BEDROOMS, MASTER EN-SUITE SHOWER ROOM
- FRONT AND REAR GARDENS, HOME OFFICE/STUDIO
- UPVC DOUBLE GLAZING, GAS CENTRAL HEATING
- OFF -ROAD PARKING



Offered to the market in excellent decorative order throughout is this fantastic extended three bedroom semi detached family home situated in a popular location close to schools, local amenities and with accommodation briefly comprising; entrance hall, sitting room, sun room/diner, kitchen, family shower room, three bedrooms, master en-suite shower room, front and rear gardens, home office/studio, uPVC double glazing, gas central heating, off - road parking.

An early viewing comes highly recommended to appreciate the accommodation on offer.

Obscure glazed uPVC front door into...

ENTRANCE HALL

With door through to principal living rooms and stairs rising to the first floor. Obscure glazed uPVC window to side. Modern radiator, power points, telephone point. Cupboard housing consumer unit and electric meter. Door through to...

SITTING ROOM

With uPVC double glazed window to front. Fireplace with timber mantle and tiled hearth. Radiator, power points, two TV aerial connection points. Door through to...





KITCHEN

With a comprehensive matching range of wall and base units with roll top work surface over, inset composite sink drainer, integrated electric oven, four burner gas hob, extractor above, space and plumbing for washing machine, integrated dishwasher, uPVC double glazed window through into the SUN ROOM. Radiator, integrated fridge freezer.

DINING /SUN ROOM

With uPVC double glazed windows to rear and side, double doors opening out to the rear garden. Radiator, two Velux windows with built in blinds to rear.

Door through to...

GROUND FLOOR SHOWER ROOM

With obscure glazed uPVC window to side. White suite comprising low level corner WC, pedestal wash hand basin, tiled shower enclosure with glazed door and wall mounted electric shower, chrome ladder heated towel rail, tiled splash backs, ceiling spotlights. Door to airing cupboard with wall mounted gas boiler supplying domestic hot water and gas central heating. Timber shelving and space for tumble dryer.



HALF LANDING

Obscure uPVC double glazed window to side.

FIRST FLOOR LANDING

With loft access hatch. Door through to...

BEDROOM ONE

With uPVC double glazed window to front. Built in wardrobe, radiator, power points, TV aerial connection point. Door through to...

MODERN EN-SUITE SHOWER ROOM

With obscure uPVC double glazed window to front. White suite comprising low level WC, inset wash hand basin into vanity unit, shower enclosure with glazed door, mains fed shower including rainfall head, chrome ladder heated towel rail, modern radiator, vanity mirror.

BEDROOM TWO

With uPVC double glazed window to rear. Radiator, power points and TV ariel connection.

BEDROOM THREE

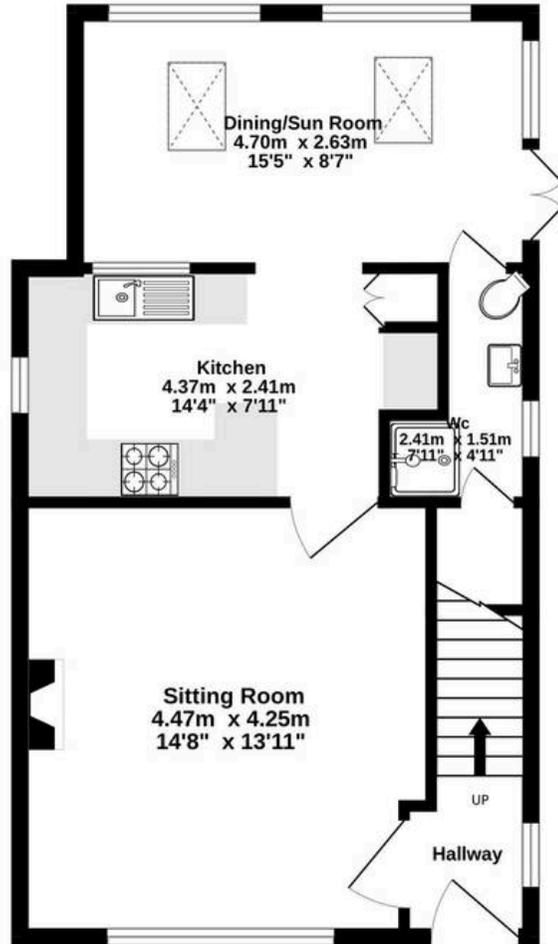
With uPVC double glazed window to rear. Radiator, power points

OUTSIDE

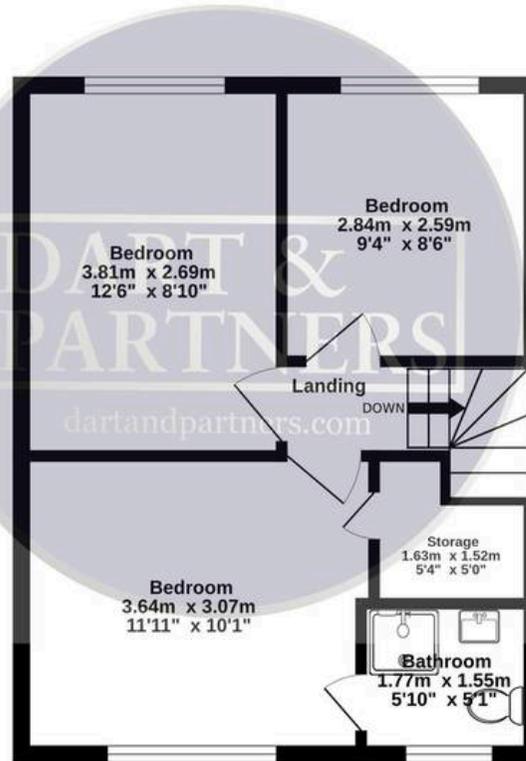
To the front there is OFF-ROAD PARKING. The front garden is predominantly laid to decorative chippings with a couple of flower beds containing mature plants and shrubs. A timber side gate gives access to the rear of the property. To the rear there is an outside water tap and additional water tap on the driveway. There are electric power points on the front garden. Steps lead to a good sized paved patio with plenty of space for garden furniture, enjoying a good degree of privacy and sunshine. At the head of the garden is a block built OFFICE/STORE with uPVC double glazed window to side and double doors to the front. The garden is fully enclosed by wall and shiplap fencing making it child and pet friendly.



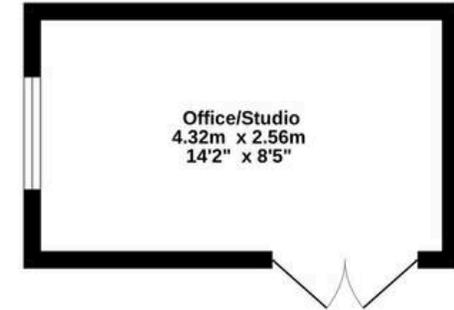
Ground Floor
48.3 sq.m. (520 sq.ft.) approx.



1st Floor
36.3 sq.m. (391 sq.ft.) approx.



Office/Studio
11.1 sq.m. (119 sq.ft.) approx.



TOTAL FLOOR AREA : 95.6 sq.m. (1029 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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