



**29 Britannia Avenue**  
Dartmouth  
£300,000

*Freeborns*  
ESTATE AGENTS

A well presented three bedroom semi detached family home sitting on a good size corner plot with the added benefit of a large detached garage. The property is well located for local schools, shopping facilities and is within close proximity to Dartmouth's bustling town centre.





# 29 Britannia Avenue, Dartmouth, TQ6 9JS

## THE ACCOMMODATION COMPRISES:

(ALL MEASUREMENTS APPROX)

### FIRST FLOOR LANDING

Loft access hatch, door to:-

### BEDROOM ONE

Dual aspect room with double glazed window to front and rear, radiator.

### BEDROOM TWO

Double glazed window to front, radiator. recessed cupboard.

### BEDROOM THREE

Double glazed window to rear, radiator. recessed cupboard.

### ENTRANCE HALL

Radiator, staircase to first floor, with understairs storage cupboard, tiled floor, doors to:-

### BATHROOM

Double glazed frosted window to front, modern refitted suite comprising of panelled bath with shower over, cupboard unit with inset wash hand basin, hidden cistern WC, fully tiled walls, extractor fan, towel radiator, tiled floors with underfloor heating.

### SITTING ROOM

Dual aspect with double glazed window to front, glazed French doors to rear, solid wooden flooring, fireplace with log burner. designer radiator.

### KITCHEN

Double glazed window to rear, range of base and wall mounted kitchen units, worksurface with inset single drainer stainless steel sink, space and plumbing for a washing machine and dishwasher, space for a cooker, stainless steel extractor chimney hood above, tiled splashback, tiled floor, built in storage cupboard.

### CONSERVATORY

Of uPVC double glazed construction, pitched glazed roof, French doors to garden.

### GARAGE

With up and over door, power and lights, side access to rear garden.

### REAR GARDEN

Mainly laid to lawn with side gate access.

### EPC -AWAITING

### COUNCIL TAX BAND B

Amount payable approx £1845 per annum.

### TENURE

Freehold.

### PLEASE NOTE

This property must be used as a main residence.

### CONSUMER PROTECTION FROM UNFAIR TRADING

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regards to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

### 29 Britannia Avenue Dartmouth TQ69JS

Approximate Gross Internal Area  
1238 sq ft - 115 sq m



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