



47 Britannia Avenue
Dartmouth
£325,000

Freeborns
ESTATE AGENTS

*** Watch the fully narrated guided video tour now*** An immaculately presented and extended four bedroom family home located on this popular estate within easy access to the local amenities and Dartmouth's town centre.



47 Britannia Avenue, Dartmouth, TQ6 9JT

THE ACCOMMODATION COMPRISES:
(ALL MEASUREMENTS APPROX)

ENTRANCE HALL

Radiator, understairs storage cupboard, recessed ceiling downlighters, doors to:-

BATHROOM

Double glazed frosted window to front aspect, modern refitted suite comprising of panelled bath, vanity unit with inset wash hand basin, hidden cistern WC, fully tiled walls, tiled floors, extractor fan, chrome heated towel rail, under floor heating.

LOUNGE

Double glazed window to front, designer radiator, fireplace with stone surround, wood burner, wood floorings, opening to:

KITCHEN

Double glazed window to rear, range of base and wall mounted units, worksurface with inset 1 1/2 bowl single drainer designer sink with designer mixer tap, five ring stainless steel gas hob with wok burner, tiled splashbacks, integrated double oven and grill, integrated dishwasher, stainless steel extractor chimney hood, recessed ceiling downlighters, under floor heating, under cupboard lighting, kickboard lighting, tiled floor, wall mounted fuse box.

DINING ROOM

Double glazed windows, slanted double glazed nest, double glazed French door, tiled floor, under floor heating, worksurface with built in storage cupboards under housing the washing machine and tumble dryer.

FIRST FLOOR LANDING

Loft access hatch, doors to:-

BEDROOM ONE

Double glazed window to front, picture rail, painted feature fireplace, radiator, door to

EN-SUITE SHOWER ROOM

Walk in shower enclosure, vanity unit with wash hand basin, hidden cistern WC, tiled floor, chrome heated towel rail, extractor fan, recessed ceiling downlighters.

BEDROOM TWO

Double glazed window to rear, radiator, recessed storage cupboard, recessed ceiling downlighters.

BEDROOM THREE

Doubled glazed window to front, radiator, built in bunk bed with vaulted ceiling area above the bed, recessed ceiling downlighters.

BEDROOM FOUR

Double glazed window to rear, radiator, recessed ceiling downlighters, cupboard housing gas boiler.

REAR GARDEN

Landscaped with decked area, paved steps leading up to an upper level, with large entertainment deck, door to large storage room and studio room, outside electrical sockets.

STUDIO ROOM

Double glazed window to front, double glazed door to side, recessed ceiling downlighter, tiled effect flooring, power and light, wall mounted fuse box, fully insulated walls and roof.

STORAGE ROOM

Large workshop area ideal for storage.

SERVICES

Electricity, water and drainage are connected.

COUNCIL TAX BAND B

Amount payable approx £1845 per annum.

EPC

Awaiting.

TENURE

Freehold.

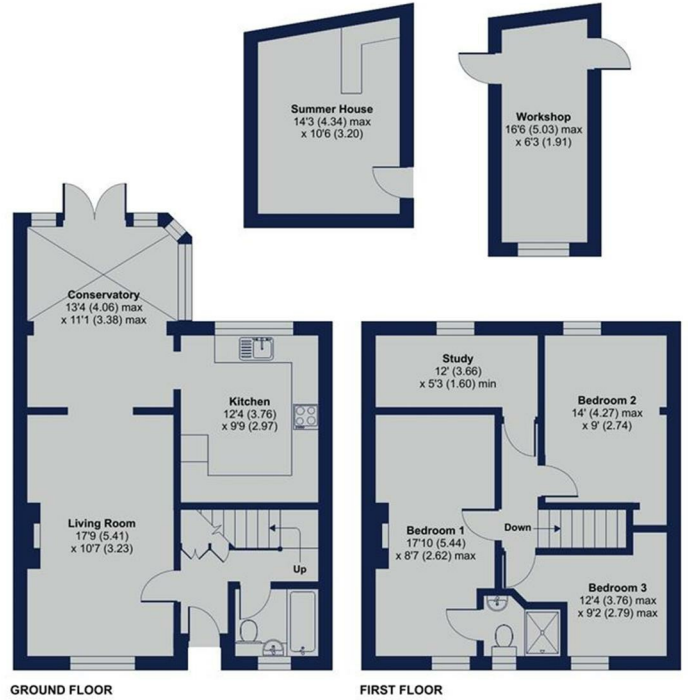
CONSUMER PROTECTION FROM UNFAIR TRADING

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.

Britannia Avenue, TQ6

Approximate Area = 1097 sq ft / 101.9 sq m
Outbuildings = 242 sq ft / 22.5 sq m
Total = 1339 sq ft / 124.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Freeborns Estate Agents. REF: 1169064

1 Mayors Avenue, Dartmouth, Devon, TQ6 9NF

Tel: 01803 832 045

info@freebornsproperty.co.uk

www.freebornsproperty.co.uk

Freeborns
ESTATE AGENTS



Tom Freeborn
Dip DEA MNAEA MARLA

