



41 Britannia Avenue
Dartmouth
Price £269,995

Freeborns
ESTATE AGENTS

Recently renovated-3 bedroom family home located in a sought after area of Dartmouth.



41 Britannia Avenue, Dartmouth, TQ6 9JT

ENTRANCE PORCH

Double glazed window to side, doors to;

ENTRANCE HALL

Radiator, staircase to first floor with understairs storage cupboard, recessed ceiling downlighters, doors to;

SITTING ROOM

Dual aspect room with double glazed windows to front, double glazed French doors to rear, fireplace with wooden surround and brick hearth, built-in storage cupboards with solid wood shelves, radiator, laminate flooring.

KITCHEN

Double glazed windows to rear, double glazed door to side, range of modern refitted base and wall mounted cupboards, worksurface with inset single drainer, stainless steel sink and designer mixer tap, inset stainless steel four ring hob, extractor chimney hood with tiled splashback, built-in double oven and grill, space and plumbing for a dishwasher, built-in storage larder cupboard, wall mounted gas boiler, wall mounted fuse box, laminate flooring, recessed ceiling downlighters.

BATHROOM

Double glazed window to front, modern refitted white suite, comprising of a panelled bath with shower over, vanity unit with inset wash hand basin, close coupled WC, wall mounted chrome heated towel rail, extractor fan, recessed ceiling downlighters.

FIRST FLOOR LANDING

Loft access hatch, doors to;

BEDROOM ONE

Dual aspect with double glazed windows to front and to rear, radiator, picture rail.

BEDROOM TWO

Double glazed window to front, radiator, picture rail, recessed storage cupboard.

BEDROOM THREE

Double glazed window to rear, radiator, picture rail, recessed storage cupboard.

REAR GARDEN

Mainly laid to lawn with patio area, access to garage workshop, rear access to parking space.

GARAGE / WORKSHOP

With up and over door, side access door, power and light,.

LOCAL AUTHORITY

South Hams District Council

COUNCIL TAX BAND: B

Amount payable approx £1845

EPC: C

SERVICES

Electricity, water and drainage are connected.

CONSUMER PROTECTION FROM UNFAIR TRADING

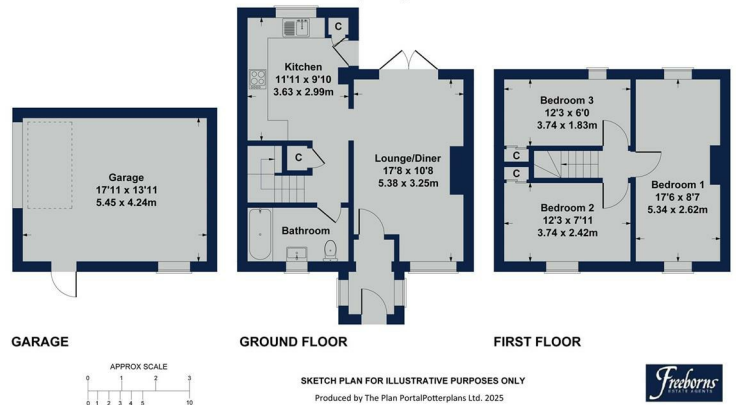
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regards 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.

PLEASE NOTE

RESTRICTIVE COVENANT: The property is not to be used for any purpose other than a main residence and in particular not to use the same as a second home nor to use the property as a holiday home.

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Approximate Gross Internal Area
1066 sq ft - 99 sq m



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