



- SPACIOUS FAMILY HOME JUST OUTSIDE OF TOWN
- IN NEED OF SOME COSMETIC UPDATING
- ENTRANCE HALL, SITTING/LIVING ROOM
- KITCHEN DINER AND UTILITY AREA
- WET ROOM
- THREE BEDROOMS
- FRONT AND REAR GARDENS
- PARKING FOR TWO VEHICLES

## Second Avenue, Dawlish, EX7 9RH

Guide Price £200,000

Offered to the market for the first time in 38 years is this spacious family home situated on the western side of Dawlish within close proximity to the local primary school and town centre. The property would benefit from some modernisation but provides a great opportunity for someone to put their own stamp on it. Accommodation briefly comprising; entrance hall, living room, kitchen diner, wet room, utility area, three bedrooms, gas central heating, uPVC double glazing, front and rear gardens, off road parking for two vehicles. Offered to the market for the first time in 38 years.





## Property Description

Spacious family home situated on the western side of Dawlish within close proximity to the local primary school and town centre. The property would benefit from some modernisation but provides a great opportunity for someone to create their own style. Accommodation briefly comprising; entrance hall, living room, kitchen diner, wet room, utility area, three bedrooms, gas central heating, uPVC double glazing, front and rear gardens, off road parking for two vehicles. Offered to the market for the first time in 38 years.

Obscure uPVC front door into...

### RECEPTION HALL

Stairs rising to first floor. Coat hanging rail. Door through to...

### LIVING ROOM

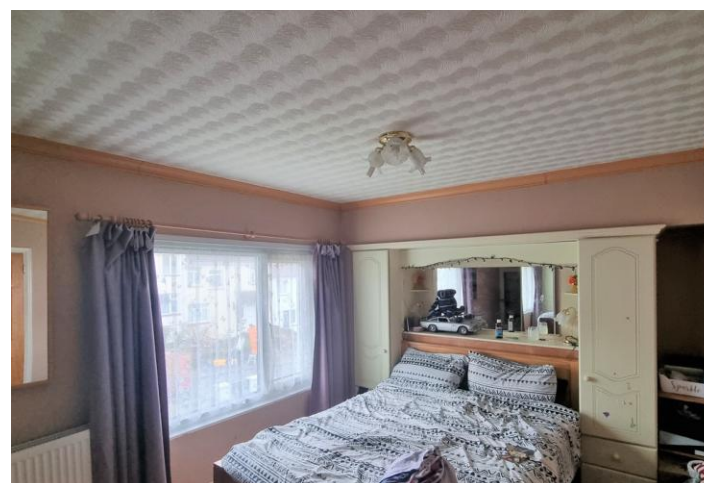
uPVC double glazed window to front overlooking the front garden, feature fireplace housing gas fire, radiator, power points, television aerial connection point, useful under stairs storage cupboard. Door through to...

### KITCHEN/DINER

uPVC double glazed window to rear, matching wall and base units with roll top work surface over, inset stainless steel sink drainer, space and plumbing for gas cooker with extractor canopy above, space for fridge freezer, space and plumbing for washing machine, wall mounted gas boiler, tiled splash backs, power points, wall mounted electric meter and consumer unit. Door through to...

### WET ROOM

White suite comprising close coupled WC, pedestal wash hand basin, wall mounted electric shower with glazed screen.







Door opening to..

#### REAR PORCH

Space for additional fridge and/or tumble dryer, roll top work surface over, obscure glazed window to rear. Steps leading down to obscure uPVC double glazed rear door giving access to the back garden.

#### FIRST FLOOR LANDING

Loft access hatch. Doors to..

#### BEDROOM ONE

uPVC double glazed window to front, built in wardrobe with mirrored sliding door and shelving, two wardrobes and drawers to either side of bed space, radiator, power points.

#### BEDROOM TWO

uPVC double glazed window to rear, radiator, power points.

#### BEDROOM THREE

uPVC double glazed window to rear, radiator, power points.

#### OUTSIDE

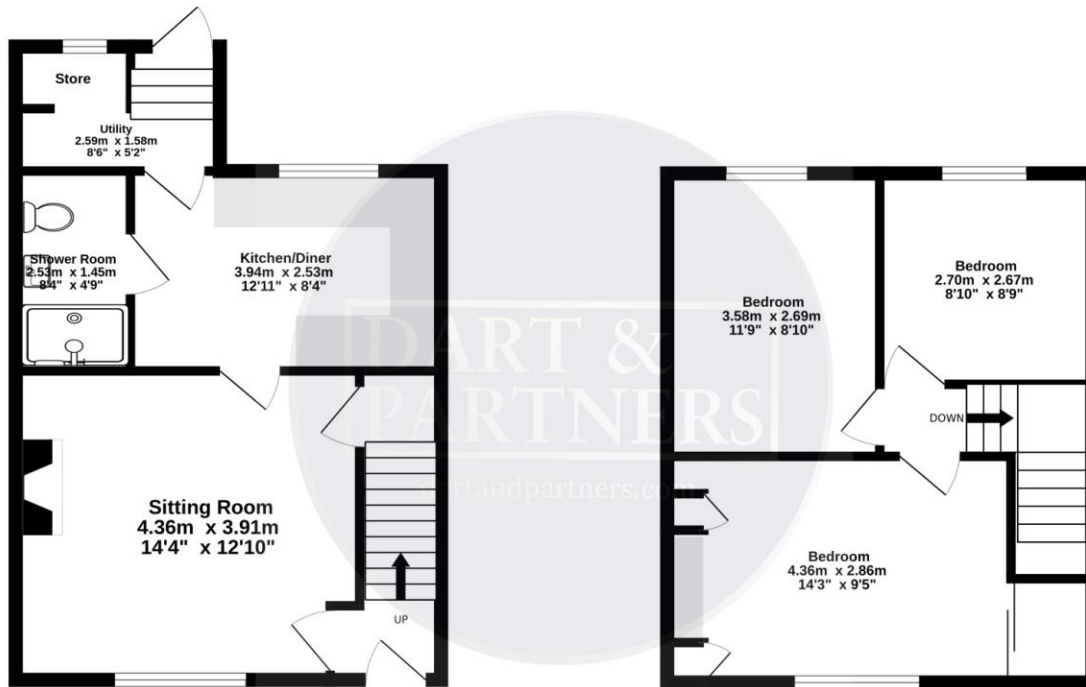
The front garden is predominantly laid to lawn with a pathway leading to the front door, whilst to the rear the garden is mainly laid to lawn with a pathway giving access from the rear door down to the **OFF ROAD PARKING** for two vehicles. Outside water tap.

MATERIAL INFORMATION - Subject to legal verification

Freehold  
Council Tax Band B

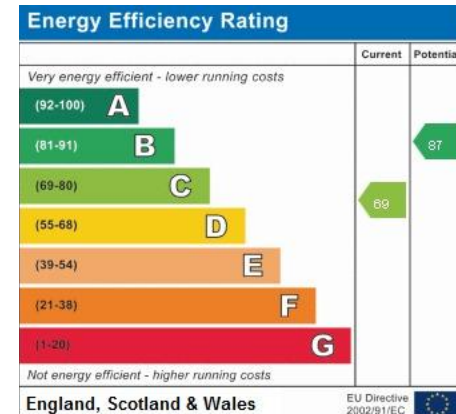
Ground Floor  
38.2 sq.m. (411 sq.ft.) approx.

1st Floor  
34.7 sq.m. (374 sq.ft.) approx.



TOTAL FLOOR AREA : 72.9 sq.m. (785 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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