



- CONVENIENTLY LOCATED AND WELL PRESENTED MAISONETTE
- STUNNING COUNTRYSIDE VIEWS
- IDEAL FIRST TIME BUY
- PRIVATE ENTRANCE
- LIVING ROOM DINER, KITCHEN
- TWO DOUBLE BEDROOMS, BATHROOM
- UPVC DOUBLE GLAZING, GAS CENTRAL HEATING
- GARDEN WITH LAWN AND PATIO AREA

Churchill Avenue, Dawlish, EX7 9SB Guide Price £160,000 - £170,000

Dart & Partners are delighted to bring to the market this very well presented maisonette situated in a convenient location close to local schools, shops and amenities. Offering stunning countryside views. Accommodation briefly comprising; private entrance, living room diner, fitted kitchen, two double bedrooms, bathroom, garden. An ideal first time buy.

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



Property Description

Obscure glazed uPVC front door into...

RECEPTION PORCH

With space for coats and shoes etc. A uPVC double glazed rear door leads out to the back garden. Stairs rising to first floor.

HALLWAY

Access to principal rooms. Loft access hatch. Cupboard with timber shelving and gas meter. Door through to...

KITCHEN

uPVC double glazed window to rear and side, matching range of high gloss wall and base units, inset one and a half bowl composite sink drainer, integrated electric oven, four burner gas hob with stainless steel extractor canopy above, space and plumbing for washing machine, integrated fridge and freezer, wall mounted gas boiler supplying domestic hot water and gas central heating, tiled splash backs, power points.

BEDROOM ONE

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

BATHROOM

Obscure uPVC double glazed window to rear, white suite comprising close coupled WC, pedestal wash hand basin, panelled bath with shower attachment over, tiled splash backs, chrome ladder heated towel rail, extractor fan.

BEDROOM TWO

uPVC double glazed window to front enjoying spectacular far reaching countryside views, built in wardrobe with hanging rail, power points.





LIVING ROOM DINER

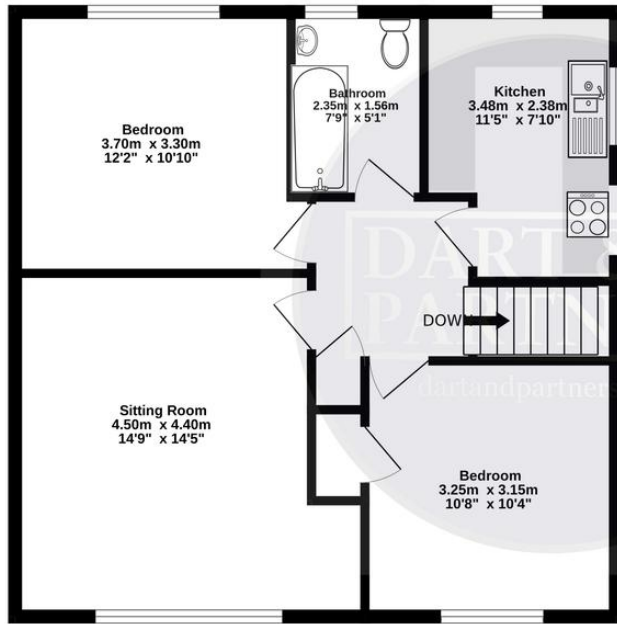
With large uPVC double glazed windows to front enjoying spectacular far reaching countryside views which have to be seen to be fully appreciated. Radiator, power points, television aerial connection point, telephone socket.

OUTSIDE

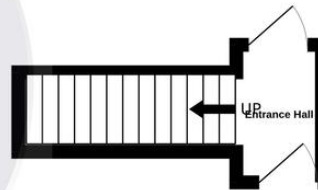
To the rear the garden has a small lawned area, fully enclosed by timber fencing. In addition, there is a raised paved patio, perfect for relaxation and barbecues etc, again also enjoying the wonderful far reaching views.



First Floor
60.7 sq.m. (654 sq.ft.) approx.



Ground Floor
4.9 sq.m. (52 sq.ft.) approx.



TOTAL FLOOR AREA : 65.6 sq.m. (706 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.
Made with Metropix ©2024



MATERIAL INFORMATION - Subject to legal verification

Leasehold:

Length of Lease: 125 years from 23rd September 1985

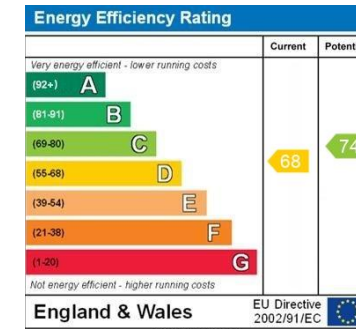
Annual Ground Rent: £10

Ground Rent Review:

Annual Service Charge: £254.33

Service Charge Review:

Council Tax Band A



WWW.EPC4U.COM



9 Queen Street, Dawlish, Devon,
EX7 9HB

www.dartandpartners.com
01626 862057
property@dartandpartners.com

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements