



- A FANTASTIC EXTENDED FAMILY HOME IN POPULAR RESIDENTIAL LOCATION
- ENTRANCE PORCH, RECEPTION HALL
- LIVING ROOM WITH MULTI-FUEL STOVE
- MODERN FITTED KITCHEN, DINING ROOM
- THREE BEDROOMS
- FAMILY SHOWER ROOM
- FRONT AND REAR GARDENS
- DRIVEWAY PARKING

Third Avenue, Dawlish, EX7 9RF

Guide Price £260,000

A wonderful opportunity to purchase this fantastic extended three bedroom family home situated in a popular location close to town and local amenities. Accommodation briefly comprising; entrance porch, reception hall, living room, multi-fuel stove, dining room, modern fitted kitchen, three bedrooms, family shower room, uPVC double glazing, gas central heating, front and rear gardens, driveway parking.



## Property Description

Glazed uPVC front door opens into...

### ENTRANCE PORCH

With matching side windows, Obscure glazed timber front door opens into...

### RECEPTION HALL

With uPVC double glazed window to side, wall mounted consumer unit and high level meter cupboard, radiator, stairs rising to first floor. Glazed door opens through to...

### LIVING ROOM

With uPVC double glazed window to front, fireplace housing multi-fuel stove, radiator, power points, television aerial connection point. Door through to...

### DINING ROOM

With uPVC double glazed window to rear, uPVC double doors opening out to side, modern vertical column radiator, power points, additional radiator. door to useful utilities cupboard with space and plumbing for washing machine and tumble dryer, obscure glazed window to side, wall mounted gas boiler supplying domestic hot water and gas central heating. Squared arch through to...

### KITCHEN

An attractive modern fitted kitchen with a range of matching shaker style wall and base units with timber effect roll top work surface over, inset composite sink drainer, integrated eye level electric oven, five zone induction hob with stainless extractor canopy above, integrated dishwasher, tiled splash backs, uPVC double glazed window to rear, uPVC double glazed porthole window to side. Door to...

### CLOAKROOM

With obscure uPVC double glazed window to side, white suite comprising close coupled WC, inset wash hand basin into vanity unit, anthracite column radiator, obscure glazed uPVC back door giving access out to rear garden.





### FIRST FLOOR LANDING

uPVC double glazed window to side. Loft access hatch.

### BEDROOM ONE

With uPVC double glazed window to front, radiator, power points.

### BEDROOM TWO

With uPVC double glazed window to rear, built in wardrobe with shelving and hanging rail, radiator, power points.

### BEDROOM THREE

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



### FAMILY SHOWER ROOM

With obscure uPVC double glazed window to front, modern white suite comprising close coupled WC, wall mounted wash hand basin, large walk in shower enclosure with sliding glazed doors, wall mounted electric shower, large chrome ladder heated towel rail. Airing cupboard with timber slatted shelving. Extractor fan.

### OUTSIDE

To the front of the property there is DRIVEWAY PARKING for two vehicles. The front garden is predominantly laid to chipping bordered by well stocked raised planters. A side pathway and gate gives access to the rear. The rear garden is fully enclosed and has a main area of garden predominantly laid to lawn with a good sized paved patio area, perfect for entertaining. Good size under cover wood store. Two garden sheds. Outside water tap.



MATERIAL INFORMATION - Subject to legal verification

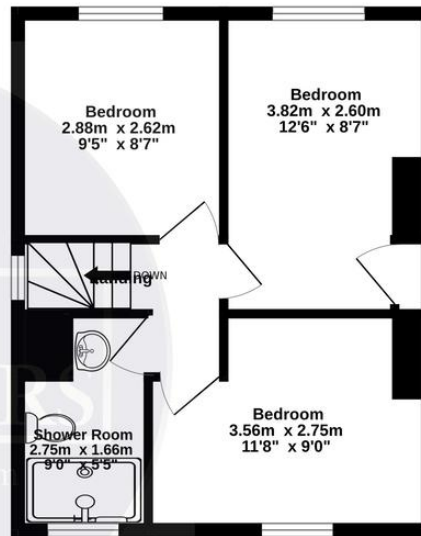
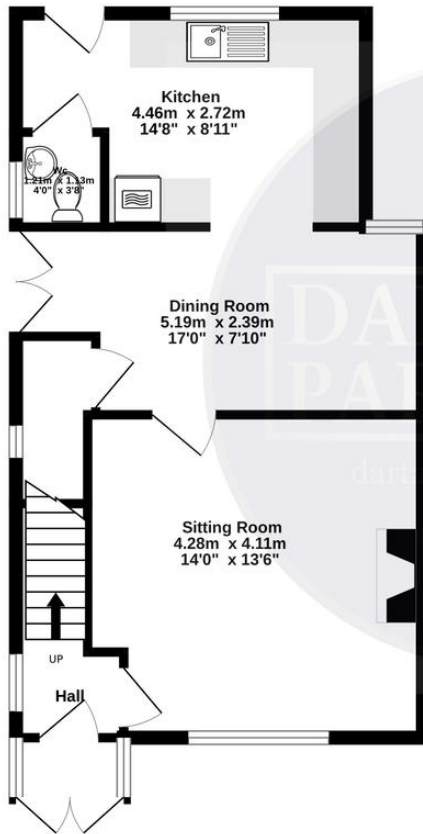
Freehold

Council Tax Band B

---

Ground Floor  
46.3 sq.m. (498 sq.ft.) approx.

1st Floor  
33.1 sq.m. (357 sq.ft.) approx.



TOTAL FLOOR AREA : 79.4 sq.m. (855 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 62024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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