



2 Avocet Place, Dawlish

Guide Price £475,000

DART &
PARTNERS
Established 1971



2 Avocet Place

Dawlish

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- A DELIGHTFUL THREE BEDROOM DETACHED HOME SITUATED IN A FAVOURED LOCATION
- WITHIN A SMALL CUL-DE-SAC POSITIONED CLOSE TO DAWLISH COUNTRYSIDE PARK OFFERING LOVELY WALKS WITH THE BEACH AND LOCAL AMENITIES ALSO NEARBY
- RECEPTION HALL, SITTING ROOM
- KITCHEN DINER, UTILITY ROOM, G/F CLOAKROOM
- THREE DOUBLE BEDROOMS ALL EN-SUITE AND ALL WITH FITTED WARDROBES
- FRONT AND REAR GARDENS, COVERED VERANDA
- INTEGRAL GARAGE, DRIVEWAY PARKING
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING



Dart & Partners are delighted to bring to the market this delightful three bedroom detached home situated in a favoured location "The Copse", within a small cul-de-sac positioned close to Dawlish Countryside Park offering lovely walks with the beach and local amenities also nearby. The accommodation briefly comprises; reception hall, sitting room, kitchen diner, utility room, G/F cloakroom, three double bedrooms all en-suite and all with fitted wardrobes, front and rear gardens, covered veranda, integral garage, uPVC double glazing and gas central heating.

Obscure glazed composite front door into...

RECEPTION HALL

With doors to principal rooms and stairs rising to the first floor. Useful under stairs storage cupboard. Radiator, power points.

Door through to...

SITTING ROOM

With uPVC double glazed window to front, radiator, power points, TV aerial connection point, telephone socket.

Door through to...

KITCHEN DINER

With uPVC double glazed window and double doors opening to rear. Space for a large dining table and chairs. Radiator, power points. Door to useful larder cupboard. The kitchen has a comprehensive range of matching shaker style wall and base units with square edge work surface over, matching upstand, inset one and a half bowl stainless steel sink drainer, integrated eye level electric oven, four burner gas hob with stainless steel extractor canopy above, integrated dishwasher and fridge freezer, power points. Karndean flooring is installed throughout the ground floor.

Door through to...





UTILITY ROOM

With square edge work surface, space and plumbing beneath for washing machine and tumble dryer, inset stainless steel sink drainer, radiator, extractor fan, obscure glazed composite back door.

Door to...

CLOAKROOM

With obscure uPVC double glazed window to side, modern white suite comprising low level WC, wall mounted wash hand basin with tiled splash back, radiator.

FIRST FLOOR LANDING

Loft access hatch, radiator, power points. Door to airing cupboard with pressurised hot water cylinder, timber slatted shelving. Additional storage cupboard.

Door through to the...

MASTER BEDROOM

With uPVC double glazed window to front, radiator, power points. Comprehensive range of built in wardrobes. Door through to...

EN-SUITE BATHROOM

With obscure uPVC double glazed window to rear, white suite comprising low level WC, wall mounted wash hand basin, panelled bath, large walk in shower enclosure with glazed screen, mains fed shower with rainfall head, chrome ladder heated towel rail, tiled splash backs.

BEDROOM TWO

With uPVC double glazed window to rear, radiator, power points, range of built in wardrobes. Door to...





EN-SUITE SHOWER ROOM

With obscure uPVC double glazed window to rear, low level WC, wall mounted wash hand basin, large walk in shower enclosure with sliding glazed screen, mains fed shower, tiled splash backs, vanity mirror, shaver socket, chrome ladder heated towel rail.

BEDROOM THREE

With uPVC double glazed window to front, radiator, power points, range of built in wardrobes. Door to...

EN-SUITE SHOWER ROOM

With obscure uPVC double glazed window to front, modern white suite comprising low level WC, wall mounted wash hand basin, walk in shower enclosure with folding glazed screen, mains fed shower, tiled splash backs, vanity mirror, shaver socket, chrome ladder heated towel rail.

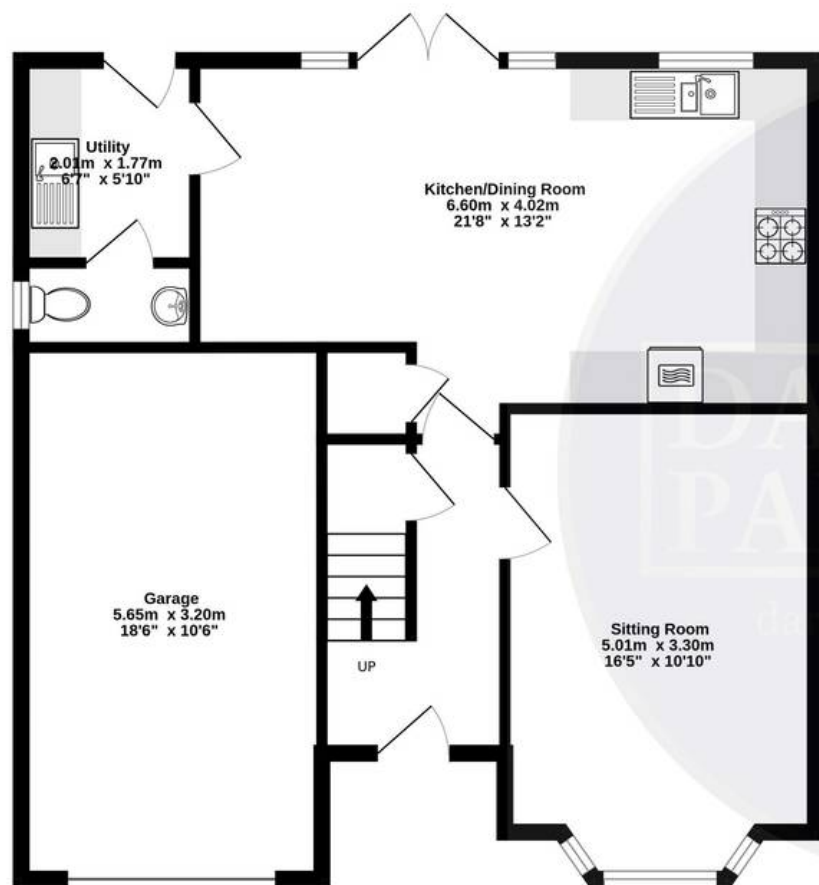
OUTSIDE

To the front the garden is predominantly laid to lawn bordered by some mature plants and shrubs. DRIVEWAY PARKING for two vehicles ahead of the INTEGRAL SINGLE GARAGE with metal up and over door, power and light. To the rear, the fully enclosed garden is predominantly laid to lawn bordered by wood chipped flower beds with an area of paved patio, perfect for a bistro table and chairs. There is a good sized covered veranda seating/entertaining area with composite decking. Outside water tap. A pathway with timber gate gives access to the front.

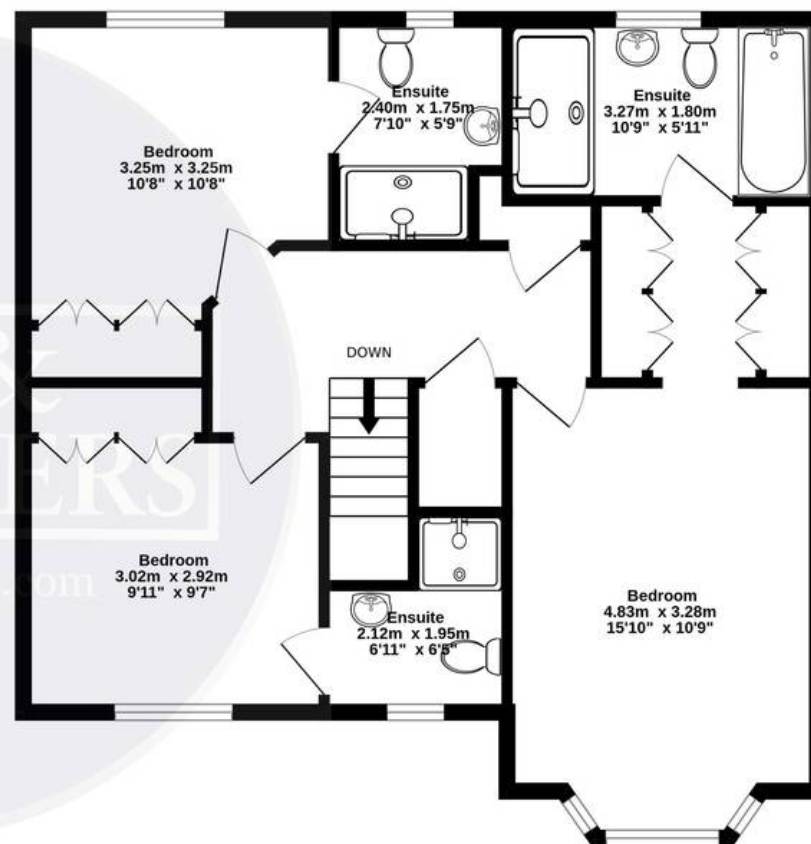




Ground Floor
70.0 sq.m. (754 sq.ft.) approx.



1st Floor
65.8 sq.m. (708 sq.ft.) approx.



TOTAL FLOOR AREA : 135.8 sq.m. (1462 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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