

First Avenue, **Dawlish**, EX7 9RB

Spacious end of terrace house standing on a generous corner plot and conveniently located for a primary school. Fitted with gas central heating and uPVC double glazing the accommodation comprises;

Entrance Hall, Double Aspect Sitting Room, Conservatory/Dining Room, Kitchen, Bathroom, 3 Bedrooms. Private Garden to Three Sides.

Tenure: Freehold. Council Tax Band: B. EPC - TBC

£240,000

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### Location

The property is well located within a few yards of a primary school and play park making it a great location for a family home. It is well served with a regular local bus service and is just over half a mile from the town centre which offers a range of independent shops, cafes and pubs. The beach and railway station are also close to hand.

### Accommodation

The property benefits from uPVC double glazing and gas central heating with radiators to all principal rooms.

Entry to the property is in to the entrance hall which leads to the double aspect, bright and spacious living room with French doors opening on to the rear garden and a decorative fireplace forms a cosy focal point.

The kitchen is fitted with a range of matching base and wall units and flows through to the substantial conservatory which makes an ideal dining room and connects the living space to the garden.

Also on the ground floor is the bathroom which is fitted with a white suite with a shower over the bath.

On the first floor are three bedrooms with the main bedroom being particularly large and enjoys a double aspect with windows to the front and rear. It also has the benefit of a recess, ideal for a wardrobe. The second bedroom is a generous size and enjoys an outlook to the front and the third bedroom is a comfortable single.

### Outside

The garden is a particular feature of the property as it wraps around the house and is enclosed by mature hedging. It is predominantly laid to grass to the front and side with the rear having been designed for relaxing and entertaining with patio areas which enjoy the sun throughout the day.



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