

Second Avenue, Dawlish, EX7 9RH



A spacious three bedroom mid-terraced house offering well-proportioned accommodation together with a particularly generous rear garden and substantial hardstanding to the rear.

NO ONWARD CHAIN, FREEHOLD, COUNCIL TAX BAND - B, EPC - TBC.

£220,000

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DESCRIPTION

The accommodation includes a good sized living room with doors opening onto the rear garden, a modern fitted kitchen/dining room, useful utility room and ground floor WC.

To the first floor are three bedrooms and a modern shower room.

A particular feature of the property is the outside space, with a long rear garden incorporating patio and lawned areas, useful outbuilding/storage and, beyond, a large gated hardstanding.

Further benefits include solar panels, an air source heat pump, double glazing and central heating.

ENTRANCE

Front entrance door opening into the property, with stairs rising to the first floor and access to the ground floor accommodation.

LIVING ROOM

A spacious principal reception room with ample space for both seating and occasional furniture. Wood-effect flooring, radiator and glazed double doors with adjoining glazed panels opening directly onto the covered seating area and rear garden, providing good natural light and a pleasant outlook. Doorway through to the kitchen/dining room.

KITCHEN/DINING ROOM

A good sized kitchen/dining room fitted with a contemporary range of wall and base units complemented by dark work surfaces. Inset sink and drainer beneath the window, integrated oven with electric hob and extractor hood over, useful breakfast bar/worktop area, recessed ceiling lighting and space for

a dining table. Radiator and access through to the rear utility area.

UTILITY ROOM

A particularly useful additional space situated at the rear of the kitchen. The room is currently partially finished and offers scope for a purchaser to complete to their own requirements. Window and external door providing access to the rear garden.

CLOAKROOM

Low level WC and wall-mounted wash hand basin and exposed painted brickwork.

FIRST FLOOR LANDING

Doors to the three bedrooms and shower room.

BEDROOM 1

A good sized double bedroom with window overlooking the rear garden, radiator and wood-effect flooring.

BEDROOM 2

Another well-proportioned bedroom with window, radiator and wood-effect flooring.

BEDROOM 3

A useful third bedroom with window and radiator. Equally suitable for use as a home office or study if required.

SHOWER ROOM

Modern fitted shower room comprising curved glazed shower enclosure with shower system and contemporary dark shower panels, low level WC and wash hand basin. Wood-effect flooring, frosted window and black ladder-style heated towel rail.





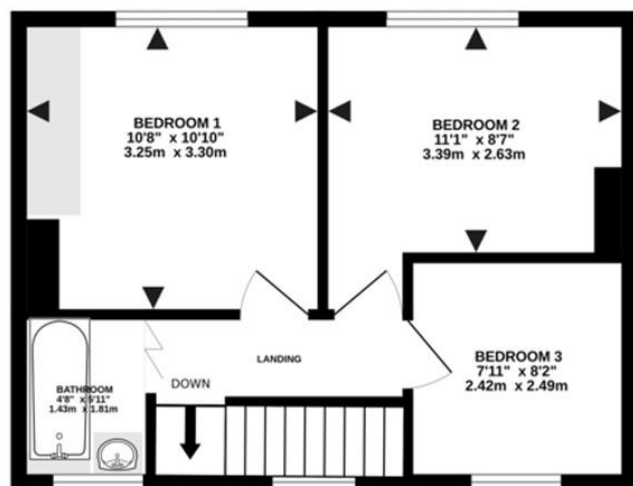
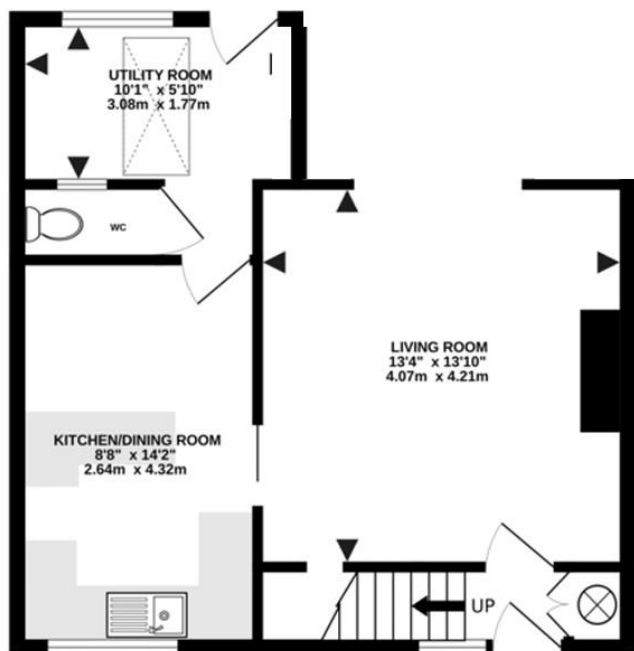
OUTSIDE

FRONT: The property is approached from the pavement through a low brick boundary wall with pathway leading to the front entrance. The front garden is predominantly laid to lawn with established planting.

REAR GARDEN: A real feature of the property is the size and length of the rear plot. Immediately adjoining the house is a covered decked/seating area accessed directly from the living room, together with a paved patio. Beyond this is a generous lawned garden with pathway leading towards the rear of the plot, established boundaries and a useful garden store/outbuilding. The garden continues to a substantial hardstanding area at the far end of the plot.

A large gated leads to the hardstanding is positioned at the rear of the property and significantly adds to the versatility of the outside space.





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