Coronation Avenue, Dawlish, EX7 9EQ









Extended and well presented terraced house offering spacious accommodation arranged over three floors, fitted with gas central heating and uPVC double glazing.
Reception Hall, Living Room, Dining Room, Kitchen, Utility/Cloakroom, 4 Bedrooms, En Suite, Family Bathroom. Sunny, level garden, useful outbuildings, parking for 2 cars.
Tenure: Freehold. Council Tax Band: C. EPC - C.

£295,000

01626 862379

www.fraserandwheeler.co.uk

FRASER & WHEELER

Location
The property is conveniently situated for local amenities, with a bus service along Coronation Avenue and further services approximately a quarter of a mile away. The town centre, offering a range of independent shops, cafés and pubs, and the railway station are both around half a mile away. A primary school is also within approximately a third of a mile's walk.

Accommodation
The well-presented accommodation provides light, well-proportioned family living space, enhanced by a rear extension and a loft conversion creating a bedroom suite. The property benefits from uPVC double glazing and gas central heating, with radiators in all principal rooms.

Reception Hall
Radiator, stairs to first floor landing, under stairs storage cupboard.

Living Room
13'10" x 11'3" (4.22m x 3.43m)
uPVC double glazed window to the font aspect, radiator, wall mounted gas fire, TV point and coved ceiling.

Dining Area
11'3" x 10'4" (3.43m x 3.15m)
Open plan to the kitchen and finished with tiled flooring. Radiator.

Kitchen
11'6" x 7'6" (3.51m x 2.29m)
Fitted with a range of base and eye level units with work surfaces over, one and half bowl sink and drainer with mixer taps. Built in eye level double oven, induction hob with extractor over. uPVC double glazed windows overlooking the rear garden and uPVC double glazed door leading out to the rear of the property.

Utility/WC
A useful space with close coupled WC, heated towel rail, space and plumbing for washing machine, under stairs storage, wall mounted combination boiler and consumer unit. Part tiled walls. uPVC obscure double glazed window to the rear.

First Floor Landing
Stairs to the second floor and doors to;

Bedroom 2
13'11" x 11'3" (4.24m x 3.43m)
uPVC double glazed window to the front aspect, radiator and built in wardrobe.

Bedroom 3
11'3" x 10'5" (3.43m x 3.18m)
uPVC double glazed window overlooking the rear garden, radiator and coved ceiling.

Bedroom 4
uPVC double glazed window to the front aspect, radiator and coved ceiling.





Bathroom
Fitted with a modern white suite comprising a bath with shower over and glass screen, wash basin set within a vanity unit and a WC. Tiled walls, recessed ceiling spotlights and a chrome heated towel rail, two obscure-glazed windows.

Second Floor Landing

Bedroom 1
5.49m x 3.88m (18'0" x 12'9")
uPVC double glazed window to the rear with a lovely outlook over the neighbouring properties towards the countryside, eaves storage, Velux window, downlighters and arch to;

En Suite
Shower enclosure with thermostatic shower, close coupled WC, pedestal wash hand basin and finished with tiled walls and flooring. uPVC obscure double glazed window to the rear.

Outside
The level rear garden is a particular feature of the property, enjoying afternoon and evening sunshine. A small lawn is complemented by a paved patio and timber decking, providing space for outdoor dining, relaxing and children's play.

Storage/Hobby Room
A fantastic space split into two sections with uPVC obscure double glazed door leading into the storage area which leads through to the hobby room which is currently used as a gym. uPVC double glazed window to the front, power and light. To the rear of the building is a further storage area with a double glazed door.

Agents Note
Please note the neighbouring property has a right of access over part of the garden.

Parking
To the front of the property is parking for two vehicles.

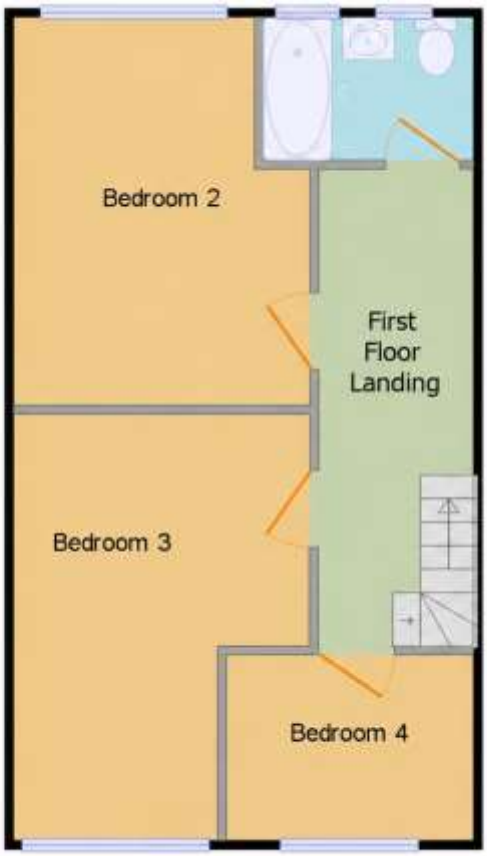




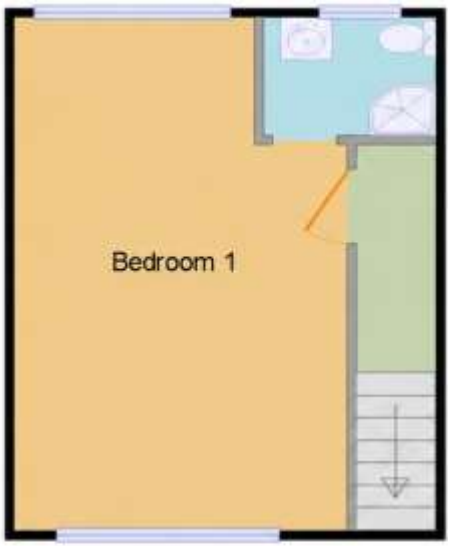




Ground Floor



1st Floor



2nd Floor







19 Queens Street, Dawlish, Devon, EX7 9HB
Telephone: 01626 862379
Email: info@fraserandwheeler.co.uk
www.fraserandwheeler.co.uk

The Property Ombudsman SALES
naea | propertymark PROTECTED
OnTheMarket.com

Fraser & Wheeler has not tested any apparatus, equipment fixtures and fittings or any services and cannot verify that they are in working order or fit for purpose. Prospective purchasers are advised to obtain their own independent reports from relevant professionals such as a surveyor or solicitor. Fraser & Wheeler advises buyers to make their own enquiries as to the tenure. All measurements and room descriptions are for general guide purposes only and buyers should verify information provided before purchasing furniture, fittings, carpets or appliances.