



Britannia Avenue, Dartmouth

£265,000

A three bedroom family home with gardens and parking.

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

DESCRIPTION: A great family home occupying a convenient location at the top of town with excellent local facilities at hand including supermarkets, schools, leisure centre, swimming pools etc. A bus service provides regular transport for the town centre. The accommodation is both spacious and well planned, there is a fitted kitchen and bathroom. To the front of the property is a driveway with parking and further hard standing, either front garden or extra vehicle parking. To the rear is a good sized garden with lawn, storage, a shed/store.

THE ACCOMMODATION COMPRISES:

Entrance door to:

LOUNGE: A good sized room with window to front aspect, two radiators, ceiling light point with rose. Wall mounted gas fire, understairs cupboard, coving. Door to:

KITCHEN/DINING ROOM: Excellent range of modern fitted wall and base cupboards to include stainless steel electric double oven set into oven housing unit. Space for 'American' style fridge freezer, space and plumbing for an automatic dishwasher, five burner gas hob with stainless steel extractor over. 1 ½ sink, drainer and mixer tap, ceramic tiled floor, two ceiling light points, drawer unit, radiator, patio doors onto the garden.

Stairs rise from the lounge to:

FIRST FLOOR LANDING: With loft access, radiator, AIRING CUPBOARD housing 'Gloworm' combination boiler providing domestic hot water and central heating.

BEDROOM 1: Double glazed window to front, single glazed porthole window, radiator, TV aerial point and built in wardrobe.

BEDROOM 2: Double glazed window to rear, radiator, single built-in wardrobe and TV aerial point.

BEDROOM 3: Double glazed window to front, radiator.

BATHROOM: Three piece white suite consisting of a W.C, wash hand basin, bath with mixer tap and shower over including a rain shower. Wood effect laminate flooring, radiator, opaque double glazed window.

OUTSIDE: To the front is a driveway with parking and further hard standing, access to the side of the property with gate to the REAR GARDEN which of a particularly good size, there is a paved patio adjacent to the property, lawned gardens with intersecting paved path, very useful brick built outhouse, one section housing the automatic washing machine and light point and the larger section ideal for storage.

POSTCODE: TQ6 9LQ

EPC RATING: C

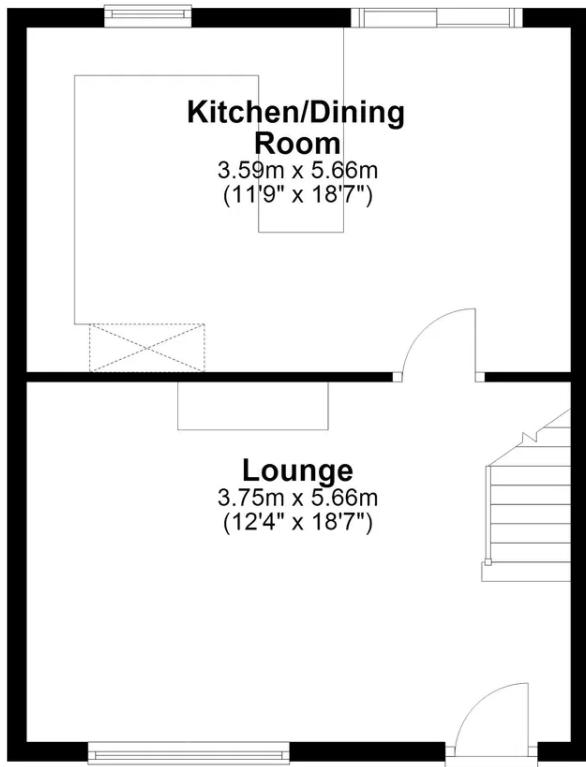
SERVICES: All mains services are connected.

N.B. THIS MUST BE A MAIN RESIDENCE.



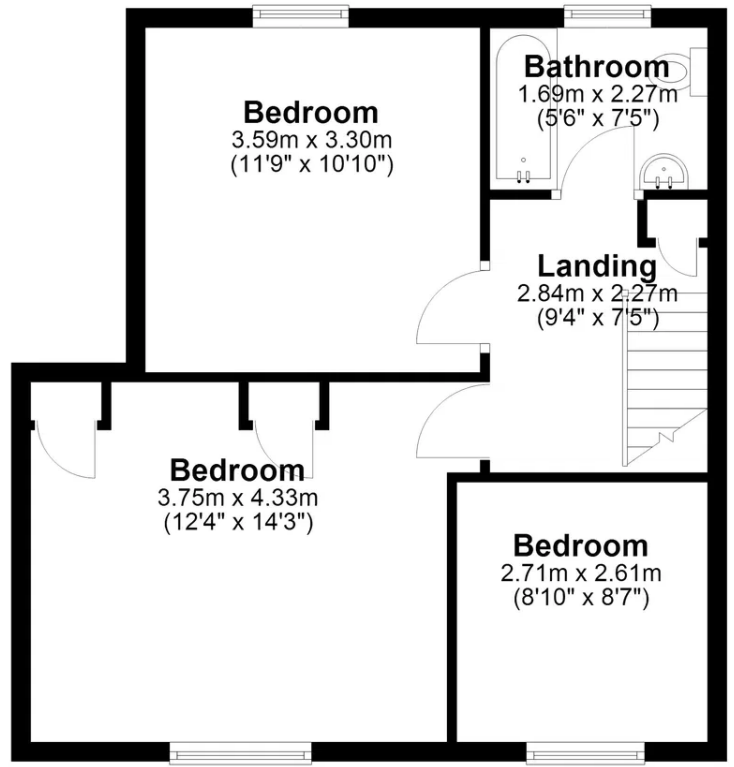
Ground Floor

Approx. 42.1 sq. metres (453.2 sq. feet)



First Floor

Approx. 47.3 sq. metres (509.1 sq. feet)



Total area: approx. 89.4 sq. metres (962.3 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Millard Cook

6 Newcomen Road, Dartmouth, TQ6 9AF

01803 832361

info@millardcook.com

https://millardcook.com/

rightmove
find your happy

TheMarket.com

The Property Redress Scheme

APPROVED CODE TRADINGMEMBER

naei propertymark
PROTECTED



IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and fair description of the property. They do not constitute part of an offer or contract. **2.** Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Millard Cook has no authority to make or give any representation or warranty whatsoever in relation to the property. **3.** The photographs show only certain parts and aspects of the property at the time they were taken. CGI on images maybe used. Any areas, measurements or distances given are approximate only. **4.** Descriptions of a property are inevitably subjective, and the descriptions contained are used in good faith as an opinion and not by way of statement of fact and queries need clarifying before viewing, please do not hesitate to contact Millard Cook. **MONEY LAUNDERING REGULATIONS -** To a sale being agreed, prospective purchasers will be required to produce identification documents to comply with Money Laundering regulations.