



180 Britannia Avenue
Dartmouth
£299,950

Freeborns
ESTATE AGENTS

Located in Dartmouth, this delightful four-bedroom house offers spacious communal areas such as the large conservatory at the rear of the property. The property features private driveway parking and a well-kept landscaped garden which boasts a well-maintained lawn, a pond, decking, and a patio for al fresco dining.

SOLD CHAIN FREE.



180 Britannia Avenue, Dartmouth, TQ6 9LG

ENTRANCE HALL

Staircase to first floor, radiator, door to understairs cupboard, doors to.

KITCHEN/DINER

Double glazed window to front aspect, range of modern base and wall mounted units, worksurfaces, inset single drainer stainless steel sink with designer mixer tap, inset 4 ring electric induction hob, designer extractor fan above, built-in stainless steel oven, built-in stainless steel microwave, integrated washing machine, freestanding LG American style fridge freezer, tiled splashbacks, opening to;

LOUNGE

Two sets of French doors to conservatory, radiator, feature fireplace with electric insert.

CONSERVATORY

Of uPVC double glazed construction, double glazed French doors to rear leading onto the garden, poly carbonate pitched roof.

SEPERATE WC

Double glazed frosted window to front, radiator, close coupled WC, wash hand basin, tiled splashbacks, wall mounted fuse box.

FIRST FLOOR LANDING

Loft access hatch, doors to;

BEDROOM ONE

Double glazed window to rear with far reaching countryside views, radiator.

BEDROOM TWO

Double glazed window to front, radiator.

BEDROOM THREE

Double glazed window to rear with far reaching countryside views, radiator.

BEDROOM FOUR

Double glazed window to front, radiator, built-in wardrobe.

SHOWER ROOM

Double glazed frosted window to side, double width shower enclosure with 'Triton Caselona II' electric shower, pedestal wash hand basin, close coupled WC, chrome heated towel rail, part tiled walls, extractor fan, tiled floor, built-in airing cupboard housing hot water tank.

OUTSIDE

FRONT GARDEN

Pathway to front door, planted garden with shrubs, private driveway parking, side access gate to rear garden.

REAR GARDEN

Landscaped rear garden, area of lawn, patio area, pond, established shrubs.

EPC: C

COUNCIL TAX BAND: C

LOCAL AUTHORITY

South Hams District Council

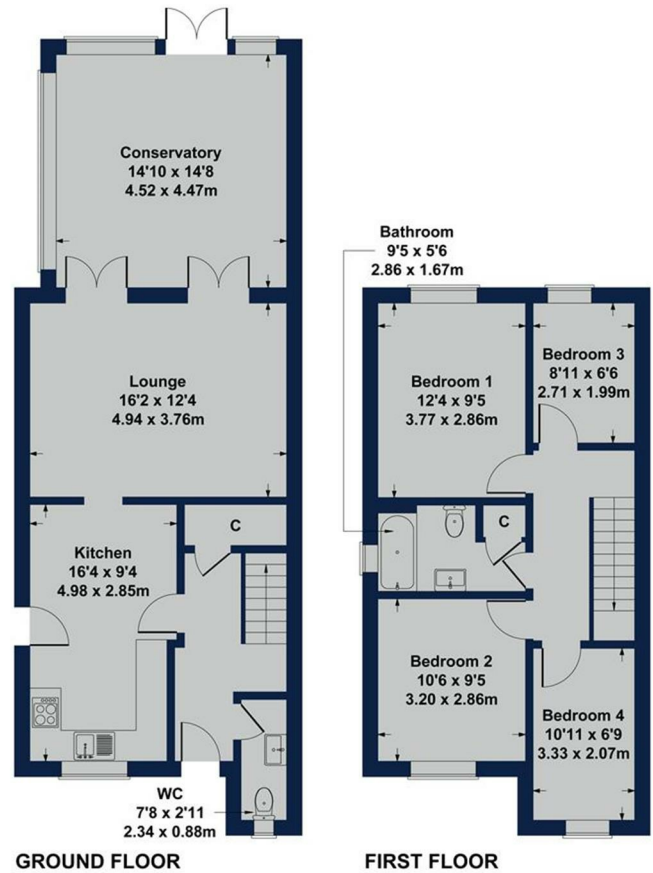
CONSUMER PROTECTION FROM UNFAIR TRADING

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not

constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regards to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

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Approximate Gross Internal Area
1216 sq ft - 113 sq m



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