



9 Churchill Avenue, Dawlish

Guide Price **£140,000**

**DART &
PARTNERS**
Established 1971



9 Churchill Avenue

Dawlish, Dawlish

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- SPACIOUS MAISONETTE SITUATED IN A CONVENIENT LOCATION
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN
- CLOSE TO LOCAL SCHOOLS, SHOPS AND AMENITIES
- ENJOYING SOME WONDERFUL COUNTRYSIDE VIEWS
- PRIVATE ENTRANCE
- SITTING ROOM DINER, KITCHEN
- TWO DOUBLE BEDROOMS, BATHROOM
- GARDEN TO SIDE/REAR OF PROPERTY AND BRICK BUILT GARDEN STORE/SHED
- UPVC DOUBLE GLAZING



Offered to the market with NO ONWARD CHAIN is this spacious two bedroom maisonette situated in a convenient location close to local schools, shops and amenities, enjoying some wonderful countryside views. The accommodation briefly comprises; private entrance, sitting room diner, kitchen, two double bedrooms, bathroom, garden, brick built garden store/shed, uPVC double glazing.

Whilst the property does require modernisation it offers a fantastic opportunity for a buyer to create their own style.

Obscure glazed timber front door opens into...

RECEPTION HALL

uPVC double glazed back door giving access out to the rear. Coat hanging hooks. Stairs rising to the first floor. Loft access hatch. Wall mounted night storage heater. Telephone socket. Cupboard housing gas meter.





Door through to...

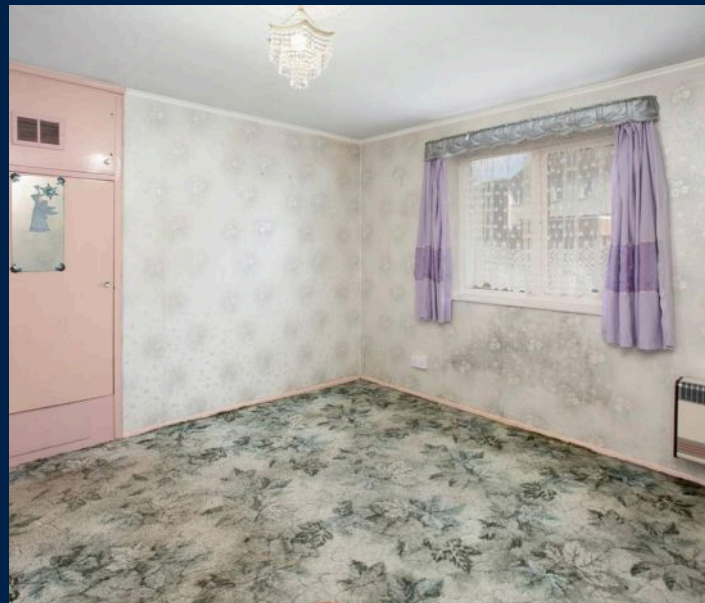
KITCHEN

Dual aspect with uPVC double glazed windows to side and rear aspect. Cupboard housing large hot water cylinder. The kitchen has a range of base and wall units, roll top work surface over base units, inset stainless steel sink drainer, space and plumbing for gas cooker and fridge freezer, cupboard housing wall mounted consumer unit and electric meter, power points.

Door to...

BATHROOM

Obscure uPVC double glazed window to rear, white suite comprising mid level WC, wall mounted wash hand basin and panelled bath, wall mounted electric shower, wall mounted electric heater.



Door through to...
SITTING ROOM

With large uPVC double glazed window to front, feature fireplace with timber mantle, power points, wall mounted night storage heater, TV aerial connection point, power points.

BEDROOM TWO

With uPVC double glazed window to front, built in storage cupboard with timber shelving, wall mounted gas heater.

BEDROOM ONE

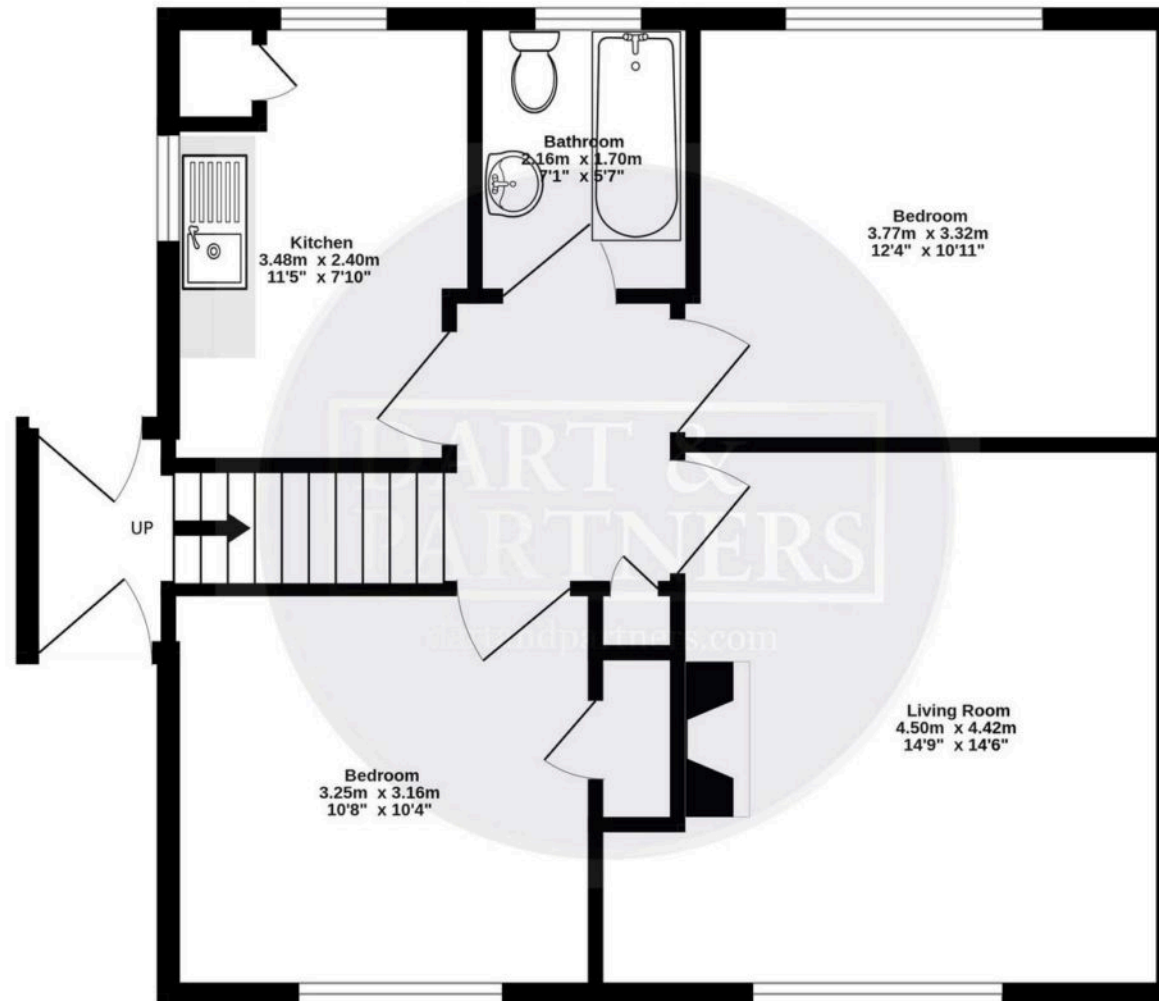
With uPVC double glazed window to rear enjoying lovely countryside views, wall mounted night storage heater, power points.

OUTSIDE

Garden to the side/ rear of the property. Brick built garden store/ shed.



1st Floor
63.2 sq.m. (680 sq.ft.) approx.



TOTAL FLOOR AREA : 63.2 sq.m. (680 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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