

Second Avenue, **Dawlish**, EX7 9RH

Presented in good decorative order and offering well proportioned accommodation, this terraced house makes a comfortable home in a quiet location. It also offers a generous sized, sunny garden and is well located for the local bus service and primary school.

No Onward Chain. Tenure: Freehold. Council Tax Band B. EPC: D

£214,000

01626 862379

[www.fraserandwheeler.co.uk](http://www.fraserandwheeler.co.uk)

**FRASER & WHEELER**

## Accommodation

uPVC double glazed front door to;

## Reception Hall

Stairs to the first floor and door to;

## Sitting Room

4.35m x 3.83m (14'3" x 12'7")

Pleasant outlook over the front garden, wall mounted electric fire, under stairs storage cupboard, door to;

## Kitchen/Dining Room

5.40m x 2.34m (17'9" x 7'8")

Fitted with a range of wood effect cupboard and drawer base and wall units incorporating wine rack, space for oven and fridge, small breakfast bar, pleasant outlook over the rear garden and door to;

## Rear Lobby

Window and door to the rear garden and door to;

## Cloakroom

Fitted with WC and wash handbasin, wall mounted gas combination boiler, space for washing machine, opaque window.

## First Floor Landing

Access to loft space and doors to;

## Bedroom 1

4.29m x 2.91m (14'1" x 9'7") Plus wardrobes

A spacious room with built in wardrobes and outlook to the front aspect.

## Bedroom 2

3.46m x 2.40m (11'4" x 7'10")

Enjoying a pleasant open outlook to the rear aspect towards countryside in the distance.

## Bathroom

Fitted with a modern white suite with rain head shower over the bath, pedestal wash hand basin, WC. Finished with fully tiled walls, built-in storage cupboard and opaque window.

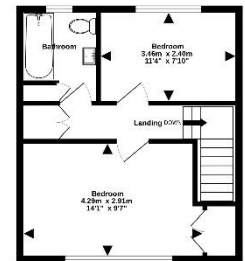
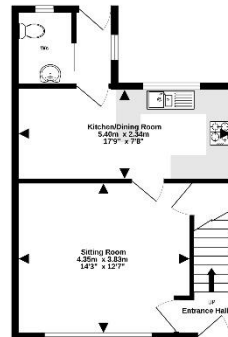
## Outside

To the front of the property is a lawn garden with flower and shrub borders. The attractive rear garden enjoys a sunny open aspect and is laid mainly to lawn with established shrub borders and small vegetable patch, garden shed and gate providing rear access. Please note; some of the neighbouring properties have created parking at the foot of the garden and it may be possible to make the same alteration here.



Ground Floor  
97.9 sq.m. (408 sq.ft.) approx.

1st Floor  
33.3 sq.m. (358 sq.ft.) approx.



**TOTAL FLOOR AREA: 71.2 sq.m. (316 sq.ft.) approx.**  
This is a rough estimate and should not be used as a basis for any calculation. The actual area may vary slightly due to rounding and measurement. For more information, please contact the agent.



**FRASER  
WHEELER**