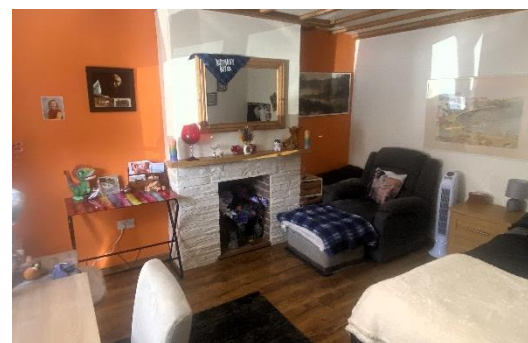


Coronation Avenue, Dawlish, EX7 9EH



Well presented 3 bedroom terraced house situated in a popular area and offering views to the countryside and sea in the distance. Fitted with gas central heating and uPVC double glazing and has the benefit of parking for two vehicles and an attractive low maintenance garden.

Tenure: Freehold. Council Tax Band: B EPC: C EPC - C.

£260,000

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Location

Coronation Avenue is served by a local bus service with additional services about a quarter of a mile away. The railway station is about half a mile and the town centre, with its range of independent shops, cafes, and pubs a similar distance. The property is well located for a primary school which is only about a third of a mile walk.

Accommodation

The well presented accommodation is fitted with double glazed windows and gas central heating. From the reception hall stairs lead to the first floor and doors lead to the two ground floor rooms. The comfortable sitting room (currently used as a bedroom) has a feature brick fireplace and beam to ceiling and window to the front aspect. The kitchen is fitted with a range of base and wall units with space for a range cooker and small table and chairs. There is a pleasant outlook over the rear garden. There is a separate utility room with space for appliances under a tiled work surface. Door to the rear garden. On the first floor are 3 bedrooms, two of which are comfortable doubles with main bedroom enjoying a pleasant outlook towards the nearby countryside. This outlook can also be enjoyed from the third bedroom is a single. The second bedroom, also a comfortable double, enjoys a pleasant outlook to the rear with the sea in the distance. The bathroom is fitted with a white suite with shower over the bath and tiled walls.

Outside

The enclosed rear garden is level with a small area of lawn, flower beds and a paved patio. A gate provides useful access to the side.

Parking

To the front of the property is hardstanding parking with space for two vehicles

Measurements

Living Room

4.05m x 3.53m (13'3" x 11'7")

Kitchen

3.50m x 2.80m (11'6" x 9'2")

Utility Room

2.70m x 1.60m (8'10" x 5'3")

First Floor Landing

Bedroom 1

4.07m x 3.51m (13'4" x 11'6") maximum

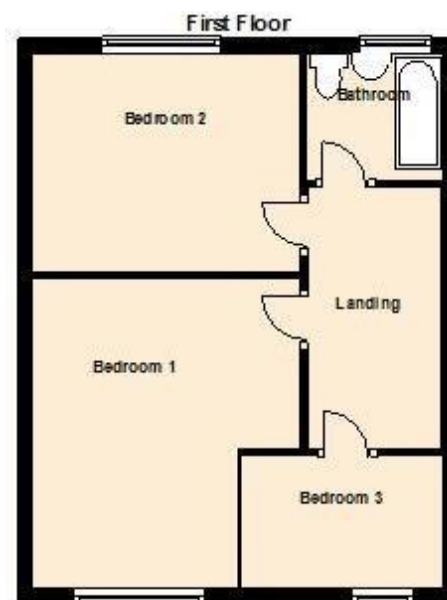
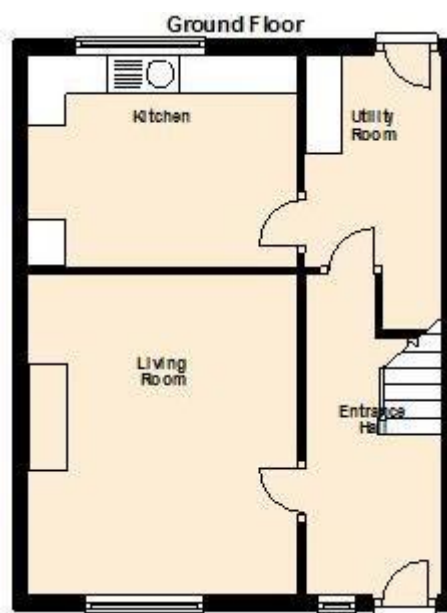
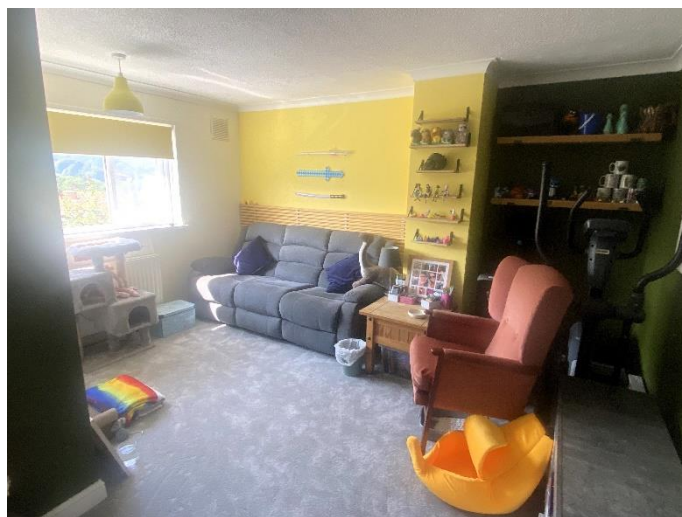
Bedroom 2

3.47m x 2.85m (11'5" x 9'4")

Bedroom 3

2.66m x 1.73m (8'9" x 5'8")

Bathroom



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