

First Avenue, **Dawlish**, EX7 9RA

A fantastic opportunity to purchase this extended 3 bedroom end of terrace home in a popular location. The property benefits from gas central heating, a utility area with ground floor WC and versatile accommodation. FREEHOLD, COUNCIL TAX BAND - C, EPC - C.

£260,000

01626 862379

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**FRASER & WHEELER**

## **FRONT DOOR TO**

### **ENTRANCE HALL**

Radiator, uPVC double glazed window to the front, stairs leading to the first floor and doors to:

### **LOUNGE**

Radiator, coved ceiling, arch to the rear section with further radiator, window and obscure glazed door leading to the garden. Door leading to the rear lobby.

### **DINING ROOM**

Radiator, cupboard and shelving to the alcoves, coved ceiling, uPVC double glazed window to the front and open to:

### **KITCHEN**

Base and eye level units with roll top work surfaces over, stainless steel sink with drainer and mixer tap, gas cooker point, plumbing for a dish washer, uPVC double glazed window to the side and door to the rear lobby.

## **REAR LOBBY**

uPVC double glazed window to the side and door leading to:

### **UTILITY AREA**

fitted cupboards with worksurface over, plumbing for a washing machine, low level WC and obscure uPVC double glazed window to the side and rear.

### **FIRST FLOOR LANDING**

Coved ceiling with hatch to the loft space. Doors to:

### **BEDROOM 1**

uPVC double glazed window to the rear, coved ceiling and radiator.

### **BEDROOM 2**

uPVC double glazed window to the front, radiator and picture rail.

### **BEDROOM 3**

uPVC double glazed window to the rear, radiator and cupboards housing the gas central heating boiler.





### **SHOWER ROOM**

Suite comprising Shower, pedestal wash hand basin, WC, obscure uPVC double glazed window to the front, heated towel rail and part tiled walls.

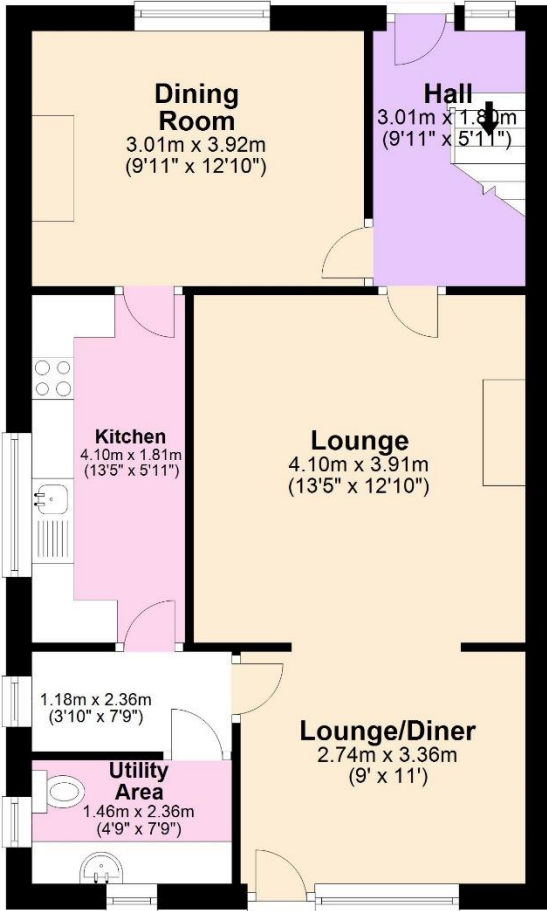
### **OUTSIDE**

To the front of the property are steps and a path leading to the front door and side access, lawn with established plants trees and shrubs. The rear garden is a real feature of the property and being a generous size with established plants, trees, shrubs, greenhouse, shed, outside tap and good size patio.



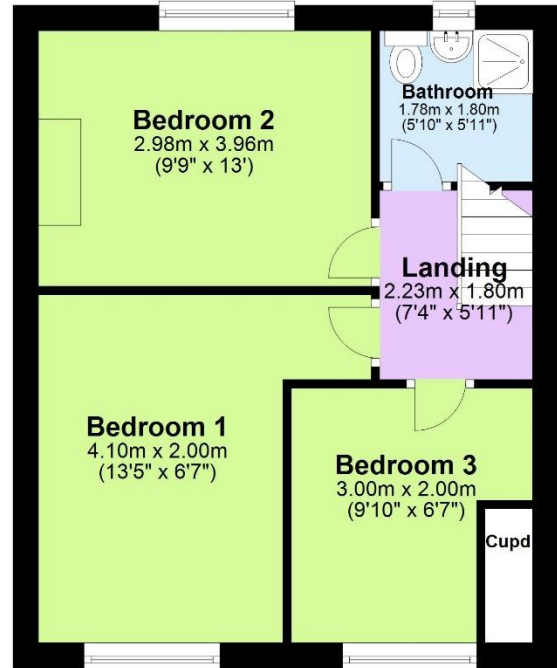
## Ground Floor

Approx. 58.5 sq. metres (629.6 sq. feet)



## First Floor

Approx. 42.0 sq. metres (451.7 sq. feet)



Total area: approx. 100.5 sq. metres (1081.3 sq. feet)



19 Queen Street, Dawlish, Devon, EX7 9HB  
 Telephone: 01 626 862379  
 Email: [info@fraserandwheeler.co.uk](mailto:info@fraserandwheeler.co.uk)  
[www.fraserandwheeler.co.uk](http://www.fraserandwheeler.co.uk)



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