

First Avenue, Dawlish, EX7 9RA



An excellent opportunity to purchase this mid terraced ex local authority home situated within close proximity of local schools and within walking distance of Dawlish Town Centre. The property benefits from gas central heating, double glazing and a large rear garden.

FREEHOLD, COUNCIL TAX BAND - C, EPC - C.

£219,950

01626 862379

www.fraserandwheeler.co.uk

FRASER & WHEELER

FRONT DOOR TO

ENTRANCE HALL

Radiator, uPVC double glazed window to front, stairs to first floor, door to:

LOUNGE

uPVC double patio doors to rear garden, fireplace with tiled hearth and feature surround, radiator, coved and artexed ceiling with feature centre ceiling rose.

KITCHEN

A range of base units with roll top work surfaces, stainless steel sink and drainer with tiled surround, gas cooker point, uPVC double glazed window to front, radiator, a larger cupboard with plumbing for washing machine, gas central heating boiler and uPVC double glazed obscure window to front.

REAR LOBBY

Radiator, separate WC, uPVC obscure glazed window to rear, further large built in storage cupboard.

FIRST FLOOR LANDING

uPVC double glazed window to front, hatch to loft space, doors to:

BEDROOM 1

uPVC double glazed window to rear, radiator and picture rail.

BEDROOM 2

uPVC double glazed window to rear, built in cupboards, radiator, picture rail.

BEDROOM 3

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

BATHROOM

Pedestal wash hand basin, low level w.c., panelled bath, uPVC obscure glazed window to front and heated towel rail.

OUTSIDE

To the front of the property the garden is mostly laid to lawn with some feature shrubs and a path to the front door. The rear garden has a patio area and lawn with feature borders. The garden has many feature established shrubs and trees, shed, gate access to the rear and potential for parking subject to obtaining the relevant permissions and consents.



19 Queen Street, Dawlish, Devon, EX7 9HB

Telephone: 01626 862379

Email: info@fraserandwheeler.co.uk

www.fraserandwheeler.co.uk



Fraser & Wheeler has not tested any apparatus, equipment fixtures and fittings or any services and cannot verify that they are in working order or fit for purpose. Prospective purchasers are advised to obtain their own independent reports from relevant professionals such as a surveyor or solicitor. Fraser & Wheeler advises buyers to make their own enquiries as to the tenure. All measurements and room descriptions are for general guide purposes only and buyers should verify information provided before purchasing furniture, fittings, carpets or appliances.