



BRITANNIA AVENUE, DARTMOUTH
£300,000 FREEHOLD

A THREE BEDROOMED END OF TERRACED HOME WITH A DOUBLE GARAGE.

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SUMMARY: A MODERNISED SPACIOUS END OF TERRACED HOUSE AT THE TOP OF TOWN WITH GOOD SIZED CORNER PLOT, DOUBLE GARAGE AND CONSERVATORY.

DIRECTIONS: From Dartmouth proceed up College Way passing the Britannia Royal Naval College on your right hand side. Turn right into Britannia Avenue and continue for approximately 400 yards and the property will be found on the left hand side.

DESCRIPTION: A spacious and modernised end of terrace family home occupying a corner site and having the benefit of a double garage and good sized lawned gardens. The property has gas fired central heating and uPVC double glazing and the bathroom has recently been modernised. Recently fitted carpets upstairs. There are three first floor bedrooms and an early internal viewing is strongly recommended by the agent.

THE ACCOMMODATION COMPRISES: - (All Measurements Approx.)

Entrance door into:

ENTRANCE HALLWAY - With ceramic tiled floor, radiator, useful downstairs store cupboard.

LIVING ROOM: - 17'7" x 10'8" (5.36m x 3.25m) Oak flooring, lovely through room with windows to front, double doors opening into the conservatory. Feature wood burning stove set on a slate hearth. Ceiling light point, modern upright radiator.

KITCHEN/BREAKFAST ROOM: - 10'1" x 11'10" (3.07m x 3.6m) Range of matching wall and base cupboards with circular stainless steel sink and drainer with mixer tap. Plumbing and space for an automatic washing machine and dishwasher. Space for fridge freezer. Boiler cupboard housing the gas fired combination boiler providing domestic hot water and central heating. Work surface areas with splashback tiling, space and point for an electric cooker with stainless steel hood over. Ceiling light points, window overlooking the rear gardens. Radiator, access through to:

CONSERVATORY: - 9'11" x 10'5" (3.02m x 3.18m) uPVC double glazed with French doors onto the garden, ceramic tiled floor, wall light point. Modern chrome type tall radiator. Double doors into the living room.

REFURBISHED BATHROOM - Three piece suite in white comprising a panelled bath with 'Aqualizer' shower over with rainhead and hand shower. Low dual flush W.C. with concealed cistern. Wash hand basin set into vanity unit with mixer waterfall tap. Obscured window to front, extractor, recessed ceiling lights, ladder type heated towel rail. Ceramic tiled floor with under floor heating.

Stairs from the entrance hall rise and turn to the:

FIRST FLOOR LANDING: - With ceiling light point and access to roof space.

PRINCIPLE BEDROOM: - 17'9" x 8'8" (5.4m x 2.64m) A through room with windows to front and rear. Ceiling light point, radiator.

BEDROOM 2: - 12'3" x 8'1" (3.73m x 2.46m) Ceiling light point, radiator, window to front aspect. Built-in wardrobe.

BEDROOM 3: - 12'3" x 6' (3.73m x 1.83m) Built-in cupboard, window to rear overlooking the garden, radiator and ceiling light point.

OUTSIDE - As previously mentioned the property occupies a super plot on the corner of Britannia Avenue and Grenville Close. The front garden is laid to lawn with hedging and concrete path leading to the front door with canopy and outside light. The rear garden is of a good size and enclosed by solid timber fencing. Laid mainly to lawn with intersecting path. There is a gate from the front garden providing access and a DOUBLE GARAGE 18'9" x 16" courtesy door to the garden, up and over door, windows to front. Power and lighting.

POSTCODE: TQ6 9JS

COUNCIL TAX BAND: B

EPC RATING:

SERVICES - All mains services are connected.

N.B - This property must be a main residence.





This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Tenure: Freehold

Council Tax Band: B

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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