

131 Britannia Avenue

Dartmouth

Price £250,000

Freeborns ESTATE AGENTS

Located at the top of Dartmouth town, this three bedroom, semi-detached home benefits from a workshop/utility area, driveway parking and close proximity to local amenities.





131 Britannia Avenue, Dartmouth, TQ6 9LQ

THE ACCOMMODATION COMPRISES:
(ALL MEASUREMENTS APPROX)

SITTING ROOM
Double glazed window to front, radiator, staircase to first floor accommodation, fireplace with gas flame effect fire insert, recessed ceiling downlighters, door to;

KITCHEN/DINER
Double glazed patio door, double glazed window to rear aspect, door to side, radiator, range of base, wall mounted cupboards, drawer units, work surface, inset stainless sink with mixer tap and separate stainless steel drainer, inset 4-ring stainless steel gas hob with stainless steel extractor chimney hood above, built-in stainless steel double oven, grill, space, plumbing for a washing machine, breakfast bar, wood laminate flooring, recessed ceiling downlighters.

FIRST FLOOR LANDING
Double glazed window to side aspect, loft access hatch with pull down ladder, recessed ceiling downlighters, recessed storage cupboard, doors to;

BEDROOM ONE
Double glazed window to rear aspect, radiator, recessed wardrobe with mirror fronted sliding doors, recessed ceiling downlighters.

BEDROOM TWO
Double glazed window to front, radiator, recessed ceiling downlighters.

BEDROOM THREE
Double glazed window to side aspect, radiator, recessed ceiling downlighters.

BATHROOM
Double glazed frosted window to rear aspect, radiator, white suite comprising a shower bath with shower over, pedestal wash hand basin, close coupled WC, part tiled walls, recessed ceiling downlighters, extractor fan.

WORKSHOP
Double glazed door to front, door to rear garden, out to the garden, space, plumbing for a washing machine.

REAR GARDEN
Patio area, steps up to raised lawned garden, built-in BBQ.

FRONT GARDEN
Gravelled driveway for two vehicles.

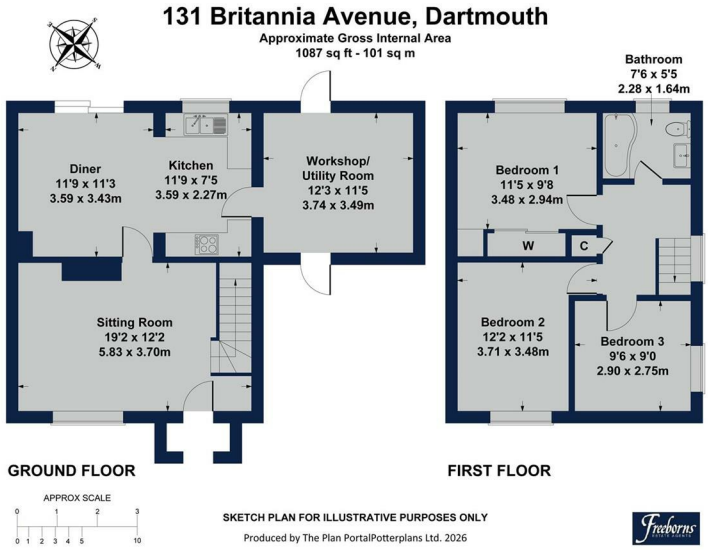
LOCAL AUTHORITY
South Hams District Council

COUNCIL TAX BAND: B

EPC: D

SERVICES
Electricity, gas, water and drainage.

CONSUMER PROTECTION FROM UNFAIR TRADING
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regards to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.



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