



BRITANNIA AVENUE, DARTMOUTH
£265,000 FREEHOLD

A THREE BEDROOMED HOME WITH PARKING AND GARDENS.

SUMMARY:

A SPACIOUS THREE BEDROOMED TERRACED HOUSE WITH PARKING AND GARDENS.

AT A GLANCE

- Lounge. Fitted Kitchen/Dining Room.
- Three Bedrooms. Bathroom.
- Driveway Parking. Good Sized Rear Garden.
- Gas Central Heating. Double Glazing.

Dartmouth | 01803 832288
3a Market Street, Dartmouth, TQ6 9QE

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DIRECTIONS: From the town centre, proceed up College Way passing the Britannia Royal Naval College on your right hand side. Towards the top of the hill turn right into Britannia Avenue and follow the road for approximately $\frac{3}{4}$ of a mile and the property will be found on the right hand side.

DESCRIPTION: A great family home occupying a convenient location at the top of town with excellent local facilities at hand including supermarkets, schools, leisure centre, swimming pools etc. A bus service provides regular transport for the town centre. The accommodation is both spacious and well planned, there is a fitted kitchen and bathroom. To the front of the property is a driveway with parking and further hard standing, either front garden or extra vehicle parking. To the rear is a good sized garden with lawn, storage, a shed/store.

THE ACCOMMODATION COMPRISES:

Entrance door to:

LOUNGE: - A good sized room with window to front aspect, two radiators, ceiling light point with rose. Wall mounted gas fire, understairs cupboard, coving. Door to:

KITCHEN/DINING ROOM - Excellent range of modern fitted wall and base cupboards to include stainless steel electric double oven set into oven housing unit. Space for 'American' style fridge freezer, space and plumbing for an automatic dishwasher, five burner gas hob with stainless steel extractor over. 1 $\frac{1}{2}$ sink, drainer and mixer tap, ceramic tiled floor, two ceiling light points, drawer unit, radiator, patio doors onto the garden.

Stairs rise from the lounge to:

FIRST FLOOR LANDING - With loft access, radiator, AIRING CUPBOARD housing 'Gloworm' combination boiler providing domestic hot water and central heating.

BEDROOM 1 - Double glazed window to front, single glazed porthole window, radiator, TV aerial point and built in wardrobe.

BEDROOM 2 - Double glazed window to rear, radiator, single built-in wardrobe and TV aerial point.

BEDROOM 3: - Double glazed window to front, radiator.

BATHROOM - Three piece white suite consisting of a W.C, wash hand basin, bath with mixer tap and shower over including a rain shower. Wood effect laminate flooring, radiator, opaque double glazed window.

OUTSIDE - To the front is a driveway with parking and further hard standing, access to the side of the property with gate to the REAR GARDEN which of a particularly good size, there is a paved patio adjacent to the property, lawned gardens with intersecting paved path, very useful brick built outhouse, one section housing the automatic washing machine and light point and the larger section ideal for storage.

POSTCODE: TQ6 9LQ

EPC RATING: C

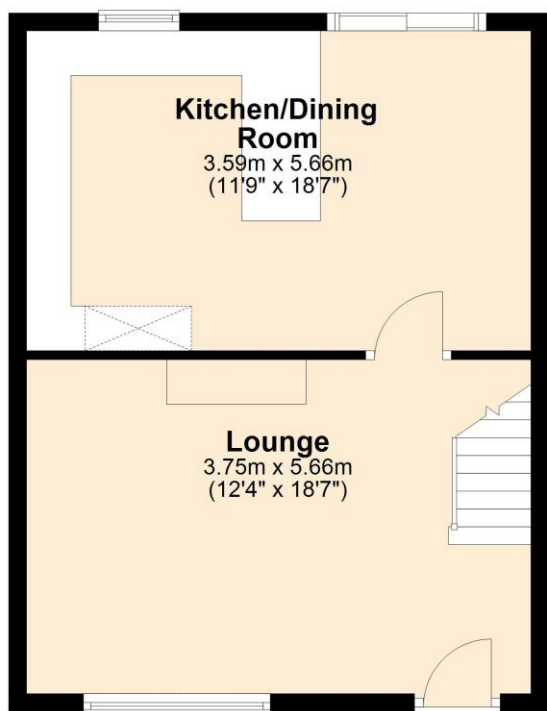
COUNCIL TAX BAND: - B (Currently £2044.70 2025/26)

SERVICES - All mains services are connected.

N.B. THIS MUST BE A MAIN RESIDENCE.

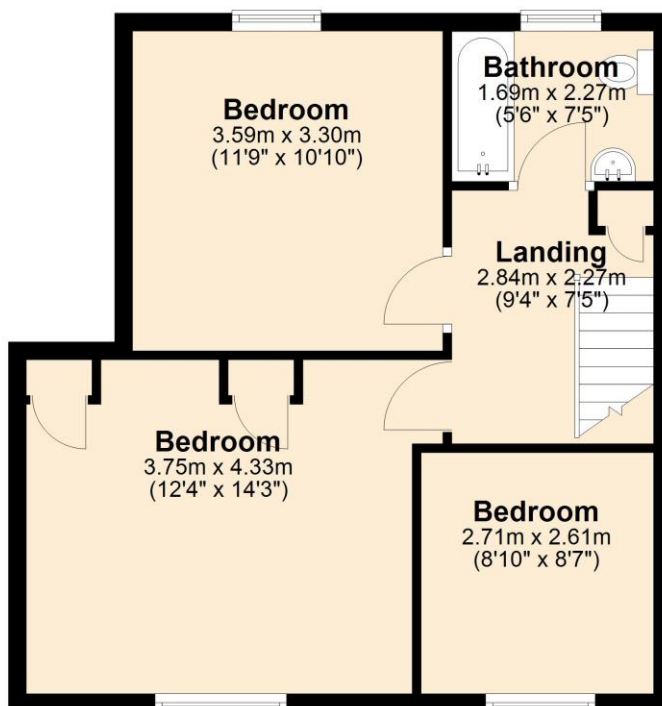
Ground Floor

Approx. 42.1 sq. metres (453.2 sq. feet)



First Floor

Approx. 47.3 sq. metres (509.1 sq. feet)



Total area: approx. 89.4 sq. metres (962.3 sq. feet)

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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