



BRITANNIA AVENUE, DARTMOUTH
£300,000 FREEHOLD

A WELL PRESENTED THREE BEDROOMED FAMILY HOME.

Dartmouth | 01803 832288 | dartmouth@winkworth.co.uk 3a Market
Street, Dartmouth, TQ6 9QE



SUMMARY: A well maintained home with level garden and garage.

DIRECTIONS: From Dartmouth town centre proceed up College Way, passing Britannia Royal Naval College on your right-hand side. Carry on through the first roundabout as if you were going to Sainsburys, take the second turning on your right into Ivett Road. At the end of Ivett Road turn right onto Britannia Avenue. 109 will be on your right.

DESCRIPTION: A well maintained and loved family home ready for the next family to create their memories. A wonderful level, sunny garden for all those ball games that kids love! (and the grown-ups). There is even an oak tree with a swing for the children.

ENTRANCE HALL - Spacious an ideal meet and greet space. Huge recess for all the coats.

THE ACCOMODATION COMPRISES: - (All measurements Approx.)

SITTING ROOM - Dual aspect windows flood this room with sunshine. View to the garden.

CONSERVATORY - The gateway to the garden from the Sitting Room. The spacious multi purpose room. Office, playroom, dining room, winter lounge, the choice is yours.

KITCHEN - Well maintained with lovely outlook over the garden. Breakfast bar and plenty of cupboards, lovely pine panelling. Access to the garage, (unloading shopping will be a dry exercise in the winter).

Stairs rise from the hallway up to:

FIRST FLOOR LANDING - Sunny and bright with plenty of wall space to hang the family memorabilia.

BEDROOM 1 - A generous single bedroom with views over the front garden.

BEDROOM 2 - Currently used as the principal bedroom this gets all the morning sun with views over the garden and hill in the distance.

BEDROOM 3 - This double bedroom also has the morning sun and views.

BATHROOM - Sunny and cheerful, with glazed window. WC, Wash hand basin and bath and a separate shower.

GARAGE: - A generous single garage with room for a work bench at one end, without compromising car space. Internal access through the kitchen. It has a WC. The garage provides access to the garden.

This property has been meticulously maintained and loved by the present owner over the past 45 years. It has been a wonderful family home where children have flourished.

Outside the garden has endless potential to go in any direction the new owner chooses.

POSTCODE: TQ6 9LF

COUNCIL TAX: B (currently £2044.70 2025/26)

EPC RATING: D

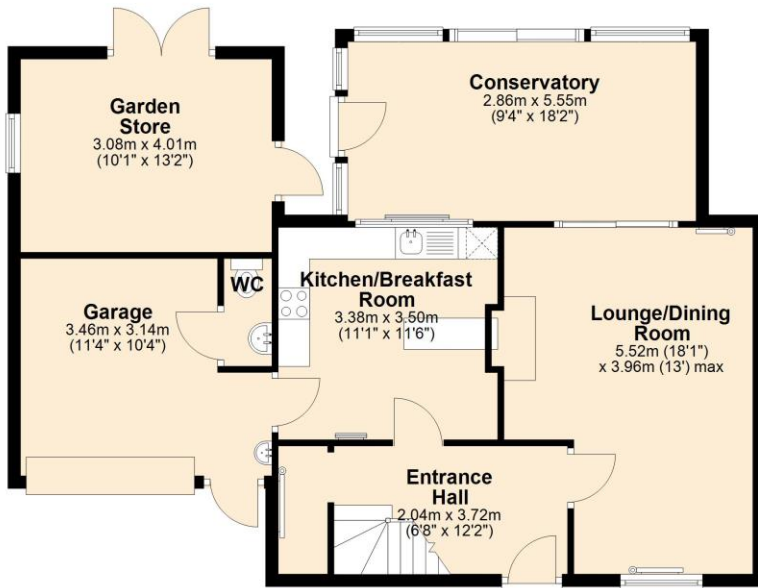
SERVICES - All mains services are connected.

OWNERS COMMENTS - This was our family home where my brother and I grew up and we just loved it. The nest is now empty, and it is time for another family to create its memories and enjoy it as much as we have. Always a warm and loving home, it proved to be a magnet for all the neighbourhood kids. The garden was the key attraction on those sunny days and the queue for my swing seemed to stretch for miles. Yes, 109 will always hold a special place for us. particularly the oak tree which I planted. I know another family will love it as much as us.



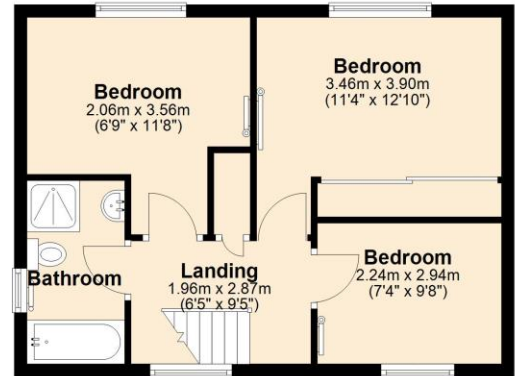
Ground Floor

Approx. 85.1 sq. metres (915.8 sq. feet)



First Floor

Approx. 45.9 sq. metres (494.3 sq. feet)



Total area: approx. 131.0 sq. metres (1410.1 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		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

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.