



BRITANNIA AVENUE, DARTMOUTH  
**£195,000 FREEHOLD**

## A THREE BEDROOMED HOME IN NEED OF MODERNISATION.

Dartmouth | 01803 832288 | [dartmouth@winkworth.co.uk](mailto:dartmouth@winkworth.co.uk)

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**DIRECTIONS:** From Dartmouth town centre proceed up College Way passing the Britannia Royal Naval College on your right-hand side. Turn right into Britannia Avenue and the property will be found in a short distance on the right hand side.

**DESCRIPTION:** A fantastic opportunity to purchase and end of terrace house on this popular residential estate at the top of Dartmouth town with excellent facilities nearby. The property is in need of improvement and modernisation. There is gas (currently disconnected) to the property and uPVC double glazing and there are attractive gardens to the front and rear with access to the road below, where on street parking is available. There is a pleasant outlook from the rear of the property over the roof tops opposite to the surrounding countryside. An early viewing is strongly recommended.

#### THE ACCOMMODATION COMPRISES:

The accommodation briefly comprises of entrance door to entrance hall with bathroom and separate WC off. Straight ahead is the good-sized lounge/dining room and to the left is the extended kitchen/breakfast room which requires some attention. There is a back door from the kitchen to the garden and a useful understairs cupboard.

The stairs rise from the entrance hall to the first-floor landing of which there are two double bedrooms and a single bedroom/office. To the rear are super views over the roof tops to the rolling South Hams countryside beyond.

Outside to the front of the property is a lawned garden, the boundaries are marked by walls, a concrete path leads to the side entrance and around to the back of the property where the main area of garden is to include a timber shed and greenhouse. The rear garden is laid to lawn with pedestrian access out to further on street parking.

**POSTCODE:** TQ6 9JS

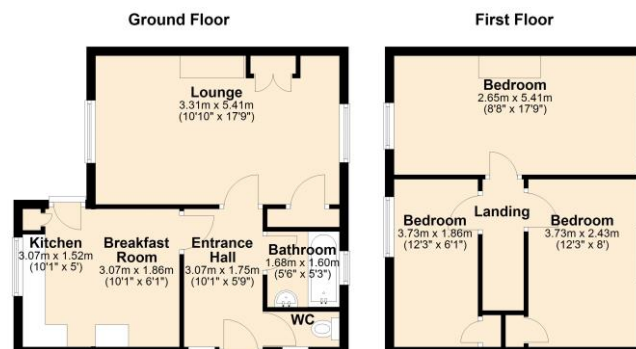
**EPC RATING:** F

**COUNCIL TAX BAND:** B

**SERVICES** - Water and electricity are connected there is gas to the property but it is currently disconnected.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		



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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