



70 Britannia Avenue
Dartmouth
£274,000

Freeborns
ESTATE AGENTS

A refurbished semi-detached family home situated on the fringes of Dartmouth's town centre and within walking distance to the local school and amenities. The property is offered for sale with no ongoing chain.



70 Britannia Avenue, Dartmouth, Devon, TQ6 9JT

THE ACCOMMODATION COMPRISES:

(ALL MEASUREMENTS APPROX)

GROUND FLOOR

ENTRANCE:

Staircase to first floor with understairs cupboard, radiator, wood flooring, doors to:-

LOUNGE:

Double glazed window to rear, radiator.

KITCHEN:

Doubled glazed window to front, doubled glazed door to side, range of modern refitted base an wall mounted kitchen units, solid wood worksurfaces, butler sink unite designer mixer tap, tiled splashback , wood flooring, recessed storage cupboard, door to dining room.

DINNING ROOM:

Double glazed window to rear aspect, radiator, recessed stroage cupboard, wood flooring.

FIRST FLOOR LANDING:

Loft access hatch, doubled glazed window to front, exposed and painted wooden floorboards, doors to:-

BEDROOM ONE:

Doubled glazed window to rear, radiator, recessed wardrobes.

BEDROOM TWO:

Doubled glazed window to front, radiator, wall mounted storage cupboards.

BEDROOM THREE:

Double glazed window to front, radiator, built-in storage cupboard.

SHOWER ROOM:

Doubled glazed window to side, shower enclosure with thermostatic shower, vanity unit with inset wash hand basin, close coupled WC, tiled walls, radiator, extractor fan.

FRONT GARDEN:

Laid with mature shrubs, private driveway to carport, pathway leading to front door.

REAR GARDEN:

Mainly laid to lawn with planting border and established shrubs and trees. Garden shed, detached garage with up and over door. Patio.

COUNCIL TAX BAND

Amount payable approx

EPC - C

TENURE

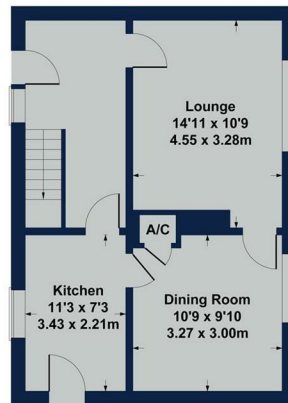
Freehold.

CONSUMER PROTECTION FROM UNFAIR TRADING

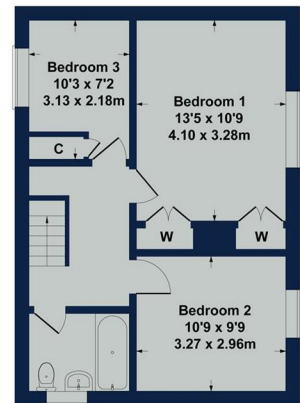
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regards 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.

70 Britannia Avenue

Approximate Gross Internal Area
987 sq ft - 92 sq m



GROUND FLOOR



FIRST FLOOR

APPROX SCALE



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

Produced by The Plan PortalPotterplans Ltd. 2019



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