

Coronation Avenue, Dawlish, EX7 9EF



A stunning 3 double bedroom architect designed detached house enjoying fantastic sea and coastal views. The property benefits from ample parking, a large kitchen/dining room, living room with BI FOLD doors leading to the garden and **NO ONWARD CHAIN**.

FREEHOLD, COUNCIL TAX BAND - E, EPC - B.

£499,950

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FRASER & WHEELER

FRONT DOOR TO:

ENTRANCE HALL

uPVC double glazed window to front, galleried landing, designer vertical radiator, power points, under stairs storage cupboard. Door to principal rooms and stairs rising to first floor.

KITCHEN/DINING ROOM

8.31m x 3.08m (27'3" x 10'1")

Triple aspect room with uPVC double glazed window to front, side and double patio doors to the rear enjoying stunning sea and coastal views. Modern range of matching high gloss wall and base units with, work surfaces, inset one and a half bowl stainless steel sink drainer, Two eye level electric ovens and built in microwave, five burner gas hob including wok burner, stainless and glass extractor canopy above, integrated dishwasher, space for American fridge freezer, splash backs and upstand, vertical designer radiator, power points, television aerial connection point.

LIVING ROOM

4.05m x 4.20m (13'3" x 13'9")

Dual aspect with uPVC bi-fold doors to rear and uPVC double glazed windows to side aspect, designer vertical radiator, power points.

UTILITY ROOM

1.83m x 1.65m (6'0" x 5'5")

Matching wall and base unit with roll top work surface over, inset stainless steel sink drainer, space and plumbing for washing machine and tumble dryer, wall mounted gas boiler supplying domestic hot water and gas central heating, radiator, wall mounted consumer unit, obscure glazed back door giving access to side pathway.

CLOAKROOM

Modern white suite comprising concealed cistern flush WC, inset wash hand basin into vanity unit, ladder heated towel rail, extractor fan.

FIRST FLOOR LANDING

Galleried landing with oak banister and glazed balustrade, uPVC double glazed picture window to front enjoying a lovely bright outlook, designer vertical radiator, loft access hatch and large walk in cupboard.

BEDROOM 1

3.66m x 3.59m (12'0" x 11'9")

uPVC double glazed window to rear enjoying stunning sea and coastal views, Velux window, low level radiator, power points, television aerial connection point. Door to en-suite.

EN SUITE

Velux window, modern suite comprising concealed cistern flush WC, wall mounted wash hand basin, glazed corner shower enclosure with tiled splash backs, mains fed shower including rainwater head, chrome ladder heated towel rail, extractor fan, shaver socket.

BEDROOM 2

3.66m x 3.59m (12'0" x 11'9")

uPVC double glazed window to the rear enjoying similar views to that of bedroom one, Velux, low level radiator, power points.

BEDROOM 3

3.54m x 3.09m (11'7" x 10'2")

uPVC double glazed window to front, Velux, radiator, power points, walk-in wardrobe with radiator and comprehensive shelving.





BATHROOM

Suite comprising panelled bath, shower enclosure, WC, wash hand basin with storage below, part tiled walls, extractor fan, heated towel rail and Velux window.

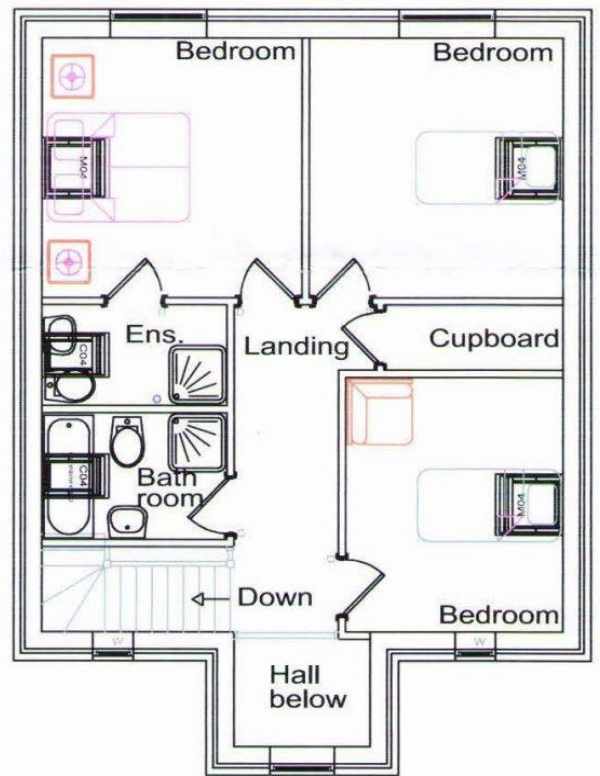
OUTSIDE

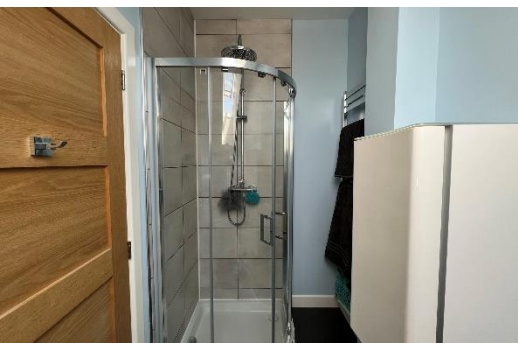
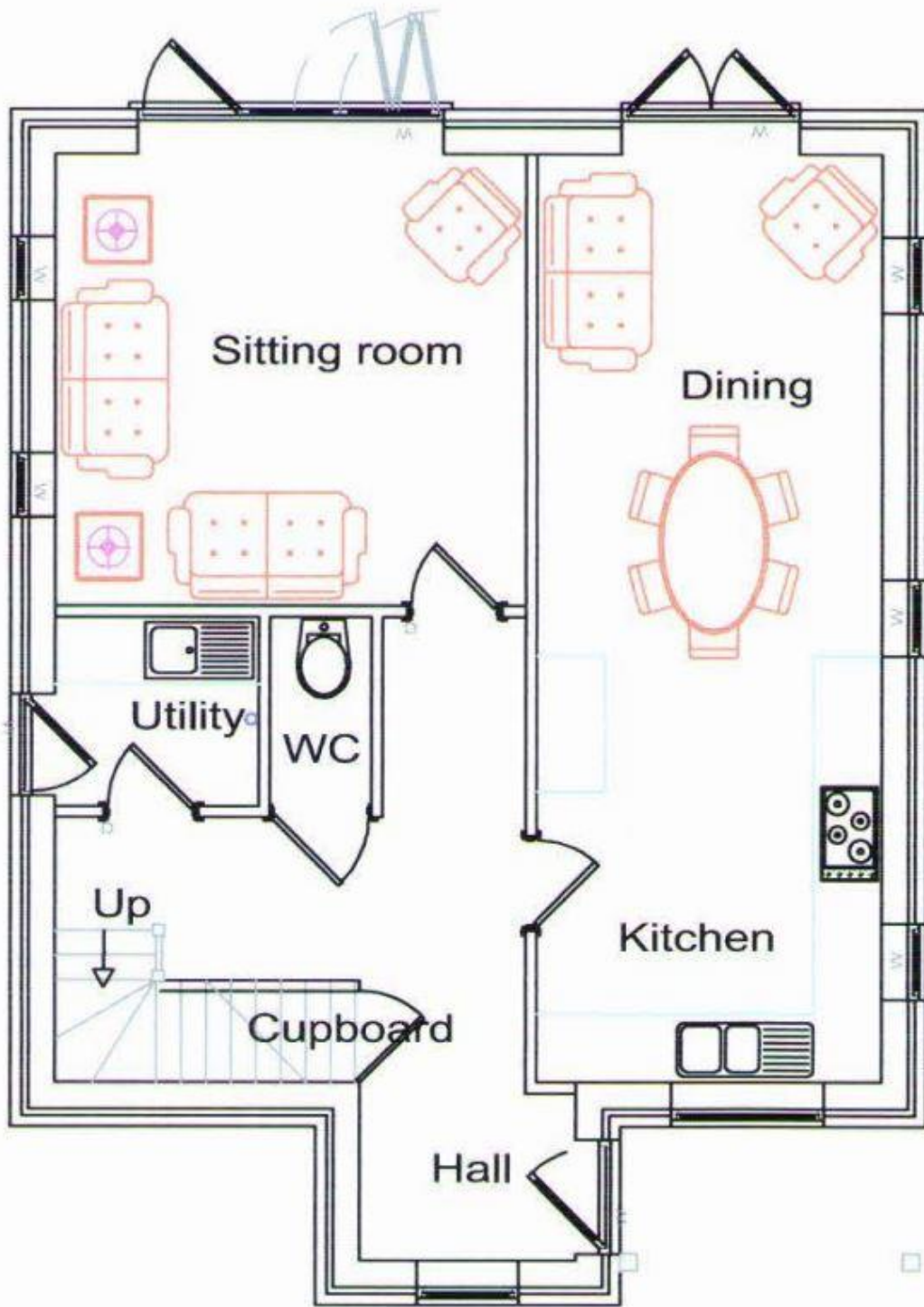
To the front, double gates open onto the driveway providing PARKING for several vehicles. Block pavia pathway leading to front entrance. To the rear the garden is predominantly laid to lawn with a raised decked seating area perfect for alfresco dining or entertaining. Paved patio to the side. Composite WORKSHOP/STORE with power and light, perfect for any keen DIYer.

WORKSHOP

5.61m x 3.15m (18'5" x 10'4")

Light and power connected. maximum measurements.





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