

# Coronation Avenue, **Dawlish**, EX7 9EG



A well-presented two bedroom home offering bright and modern accommodation arranged over two floors, complete with a private rear garden and parking. The property has been updated in a neutral, contemporary style throughout and benefits from its own private entrance, making it an ideal purchase for first time buyers, downsizers or investors.

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

£215,000

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## KITCHEN

A scenic view of a coastal town and harbor from a high vantage point. In the foreground, the roofs and upper walls of several houses are visible, including a prominent white house with a small window on the right. The middle ground shows a densely built-up town with a mix of residential and commercial buildings, situated along a curved coastline. A large body of water, likely a harbor or bay, is visible to the right of the town. The background features a range of hills or mountains under a sky filled with large, white clouds. The overall atmosphere is bright and clear, suggesting a sunny day.

L SHAPED. A bright and spacious reception room offering excellent proportions for both living and dining furniture. French doors open directly onto the rear garden, allowing plenty of natural light and creating a pleasant indoor-outdoor connection. The room is finished in neutral tones with recessed ceiling lighting.

A useful cloakroom located off the inner hallway, fitted with a low-level WC and wash hand basin.

The first floor landing provides access to both bedrooms and the bathroom.

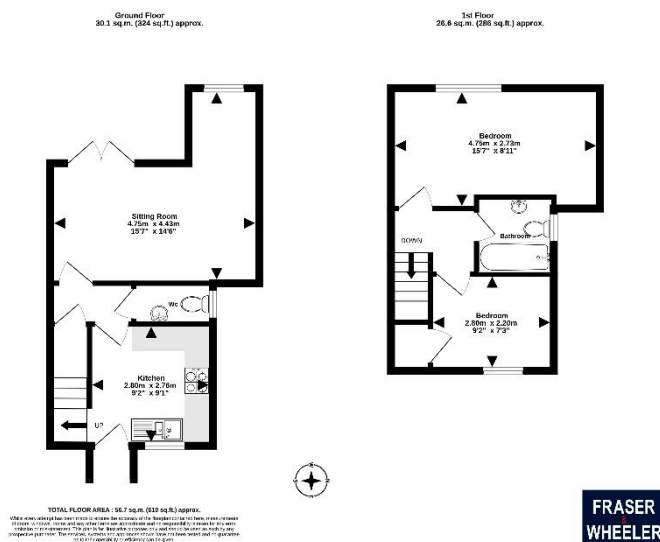
A generously sized double bedroom with space for freestanding furniture. The room benefits from a neutral finish and good natural light.



A well-proportioned single bedroom, suitable for use as a guest room, child's bedroom or home office. This room has stunning views over Dawlish and towards the sea.

The bathroom is fitted with a modern white suite comprising a bath with shower over and glass screen, wash hand basin and WC. The room is complemented by contemporary stone-effect wall tiling and a window providing natural light and ventilation.

To the rear of the property is an enclosed garden, laid mainly to lawn. A timber shed provides useful storage, and the garden offers a private and manageable outdoor space with timber fence surround and good size patio. To the front of the property is a driveway, raised lawn and access to the front and side of the property.



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