

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

01626 862379

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FRONT DOOR TO

KITCHEN

Stairs rising to the first floor and door providing access to the inner hallway. The kitchen is fitted with a modern range of wall and base units with wood-effect work surfaces and tiled splashbacks. Integrated cooking appliances include an oven, hob and extractor hood, with space and plumbing for additional appliances. The room is well laid out, practical and finished in a clean, contemporary style.

SITTING ROOM

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.

CLOAKROOM

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

FIRST FLOOR LANDING

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

BEDROOM 1

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

BEDROOM 2

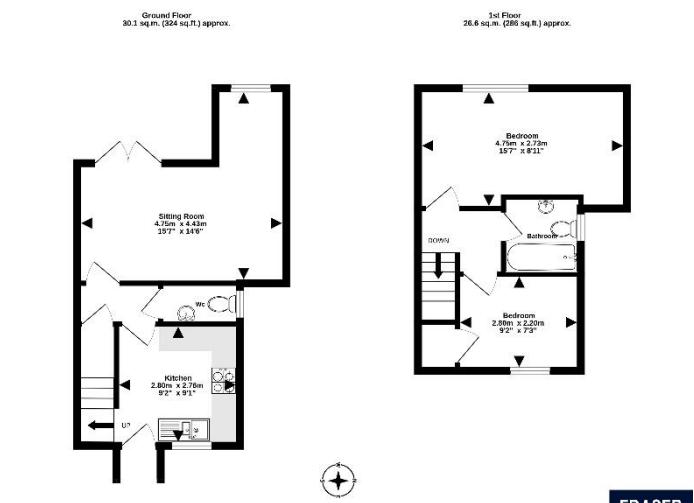
A well-proportioned single bedroom, suitable for use as a guest room, child's bedroom or home office. This room has stunning views over Dawlish and towards the sea.

BATHROOM

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.

OUTSIDE

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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19 Queen Street, Dawlish, Devon, EX7 9HB

Telephone: 01626 862379

Email: info@fraserandwheeler.co.uk

www.fraserandwheeler.co.uk

