

# GREYSTONES

CORONATION AVENUE • DAWLISH • EX7 9EF



## **A Spacious Semi Detached Chalet Bungalow Enjoying Panoramic Sea Views**

Large Plot with Good Size Gardens and Lots of Parking

Refurbished Throughout, Re-wired, Re-plumbed, New Gas CH, Fitted Kitchen and Newly Appointed Bathrooms

### **Ground Floor**

Hall, Lounge/Dining Room, Study, Kitchen, Breakfast Room, Cloakroom, Double Bedroom

### **First Floor**

Landing, Bedroom 1 with En-Suite Shower Room, 2 Fitted Double Bedrooms, Bathroom

### **Outside**

Parking for Numerous Cars, Garage, Good Sized Garden with Lawn, Flower Beds and Decked Terrace

**MUST BE VIEWED – PRICED FOR A QUICK SALE**

**PRICE: £250,000 FREEHOLD**

Ref 1617

**01803 21 20 21**

**[www.bettesworths.co.uk](http://www.bettesworths.co.uk)**

## DESCRIPTION

A semi detached chalet bungalow located in a residential location, elevated from Dawlish Town Centre and enjoying panoramic sea views over the coastline of Dawlish and East Devon and Lyme Bay.

The bungalow offers spacious accommodation which has been extensively modernised and is offered ready to move into. Recent works include re-wiring, re-plumbing, installation of central heating, refitting the kitchen, re appointing the bathrooms as well as internal and external redecoration in a plain style. New carpets have been fitted throughout.

The accommodation is large and versatile with an open plan lounge/dining room, kitchen, breakfast room, reception room, en-suite double bedroom on the ground floor with further 3 bedrooms plus a bathroom and en-suite shower room on the first floor.

Greystones stands on a large plot with lots of parking, a detached garage and attractive gardens on 3 sides.

Internal viewing is essential for appreciation of the property on offer and is highly recommended.

***Priced for a quick sale so book your viewing today.***

The accommodation comprises:-

### ENTRANCE PORCH

Entrance Hall to:-

### LIVING ROOM LOUNGE AREA

*(Two Connecting Rooms)*

4.82m x 3.67m plus square bay 1.12m x 3.22m.

Arch to:-

Dining Area 3.7m x 3.19m. Patio doors and double glazed window enjoys views over the garden and sea views beyond.

### DINING ROOM/STUDY

3.4m x 3.04m. Double glazed window.

### KITCHEN

3.29m x 3.32m. Fitted with a range of newly fitted units with single drainer stainless steel sink unit, roll edged work surfaces with cupboards and drawers under, matching eye level wall mounted cupboards. Panoramic sea views from double glazed window over the garden.





## **BREAKFAST ROOM**

2.36m x 3.82m (max) 2.99 (min). Views over the garden. Door to outside , gas boiler supplying central heating and hot water.

## **CLOAKROOM**

Lower level WC suite and was hand basin.

## **BEDROOM 4/RECEPTION ROOM**

3.64m x 3.18m. Views over the garden, fitted walk in cupboard/wardrobe.

Stairs to:-

## **FIRST FLOOR**

### **LANDING**

### **BEDROOM 1**

4.80m (max) x 4.27m (max). Sea views, en-suite shower room with shower cubicle, WC and wash hand basin.

### **BEDROOM 2**

2.84m x 3.27m. With sea views.

### **BEDROOM 3**

2.93m x 3.27m.

### **BATHROOM**

With panelled bath, WC and wash hand basin.

### **OUTSIDE**

Parking forecourt for numerous cars, detached garage, gardens to front, side and rear with lawns, flower beds, shrub bordered decked terrace and patio areas, under house storage area with limited headroom, electric and gas meters.

**EPC RATING** 'D' (57)







**IMPORTANT NOTE:** Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettesworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents. **VIEWING:** By appointment with the Agents – BETTESWORTHS

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