



A deceptively spacious first floor apartment with three bedrooms, master en-suite, an enclosed rear garden and a studio, in a convenient location

Flat 2, 94 Bitton Park Road | Teignmouth | TQ14 9DA





PROPERTY TYPE

Apartment
Leasehold



SIZE

1,151 sq ft



LOCATION

Seaside Town



AGE

1950s, 1960s and 1970s



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

72 (C)



COUNCIL TAX BAND

B



in a nutshell...

- Spacious first floor apartment
- Three bedrooms
- Master en-suite and family bathroom
- Separate studio
- Enclosed rear garden
- Near excellent public transport links
- Convenient location, close to local amenities
- Suitable buy to let opportunity or first time home
- Fully enclosed rear garden





the details...

A deceptively spacious first floor apartment with three bedrooms, master en-suite, an enclosed rear garden and a studio, in a convenient location, a short walk from the shops, beaches and amenities in the popular seaside town of Teignmouth.

A paved courtyard entrance provides possible parking for a car and leads to the sheltered entrance. Inside, it is nicely presented with light and neutral décor throughout and feels warm and welcoming with gas central heating and double glazing. The ground floor entrance hallway has a tiled floor, plenty of space for hanging coats and a turning staircase rising to the first floor with a utility area beneath which has plumbing for a washing machine.

The tiled flooring continues through a door into the bathroom which has part-tiled walls and contains a white suite with a bath, shower and glass screen above, a vanity unit with a basin and storage beneath for toiletries, a WC, a heated towel rail and display shelving.

Upstairs, beside the staircase there is a useful storage area and at the top of the stairs a landing has a door to the garden and a couple of steps up into the conservatory, which has an oak floor and is flooded with light from sliding patio doors and windows on two sides and a polycarbonate roof.

The room flows through an archway into a fabulous, open-plan living space which is a generous size and has plenty of light from a window to the front and a skylight. It has more of the solid-oak flooring, and a modern fitted kitchen area with marble-effect worktops, tiled splashbacks, and an elegant range of gloss-grey units, with matching wall cabinets, providing plenty of cupboard space.

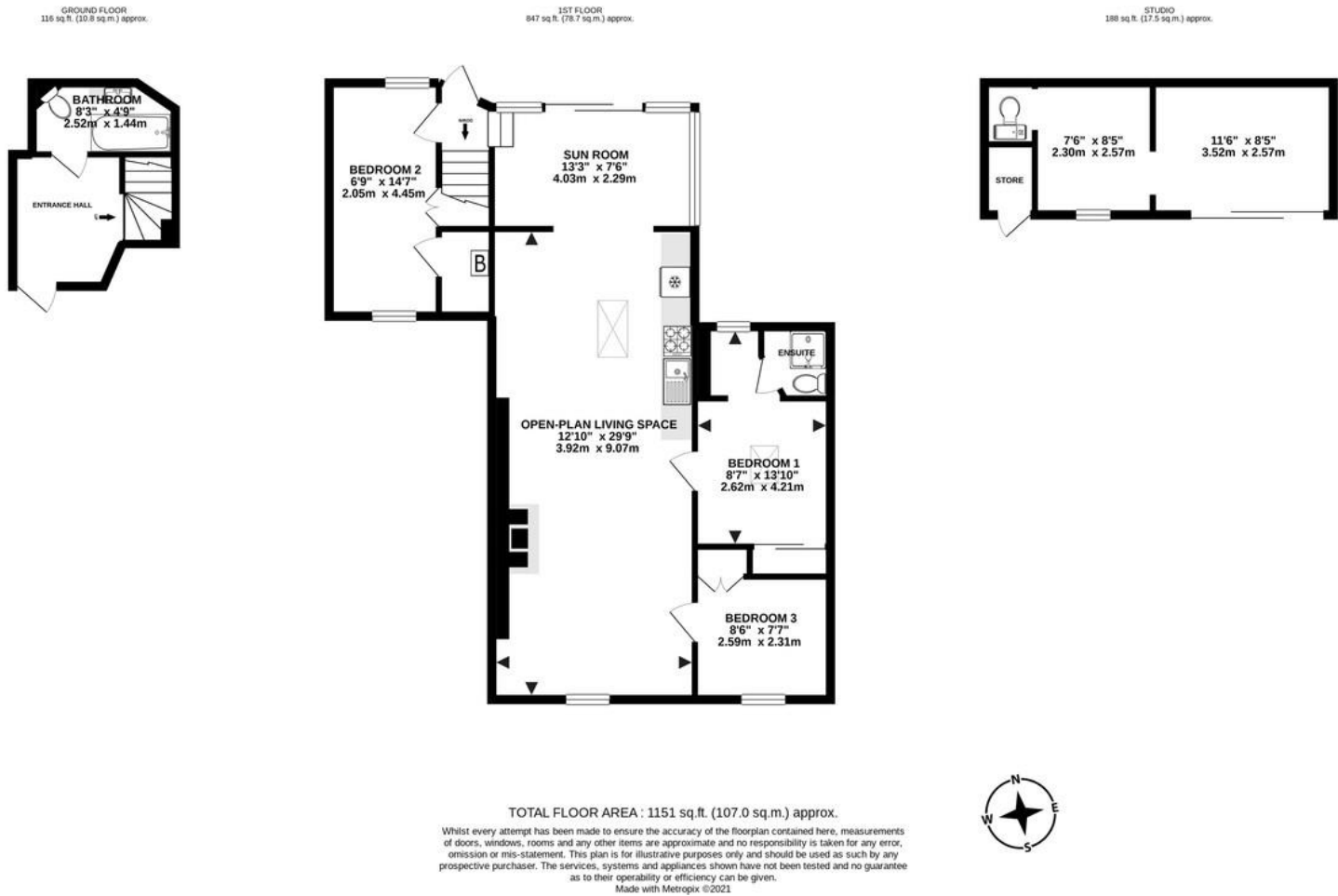
There is a stainless-steel sink with a mixer tap and flexible rinse nozzle, a gas hob with a wide stainless-steel extractor hood above, a built-in fan-oven and an integrated fridge. There is floorspace in the sunroom for a chest or upright freezer if required. The living area has a fireplace with a chunky oak lintel and is fitted with a wood burning stove, making a lovely feature and focal point for the room.

The master bedroom is a double-sized and has plenty of natural light from a window to the rear and a skylight above. It has a built-in double wardrobe with sliding doors and an en-suite shower room with panelled walls containing a shower, a WC and a heated towel rail. The second bedroom is another double with a window to the front, also with a built in wardrobe and off the landing, a door leads into the third bedroom, double-sized with a built-in cupboard above the stairs and a second cupboard which contains the condensing combi-boiler providing the central heating and hot water on demand.

Outside, the rear garden is a fully enclosed making it safe for both children and pets and is surprisingly well proportioned. There is a paved patio with a couple of steps up to an area of lawn, bordered by beds of plants, shrubs and flowers, making a wonderful private outside space, great for entertaining, be it a barbecue or alfresco dining. There is an outside tap for watering and at the end of the garden is a large studio which has double-glazing, power and lights, a WC and basin, making a fabulous space for enjoying the garden, a studio, or as a guest annex if required.



the floorplan...



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the location...

Teignmouth has a great deal to offer, not least its superb sandy beach, award winning children's play area and the nearby golf courses. Water sport activities are well catered with two sailing clubs, deep water moorings and a diving school. This picturesque town has a Victorian Pier, a new theatre, a wide selection of bars and restaurants, and well-known shops and supermarkets including Lidl and Morrisons. It also benefits from easy access to the A380, the mainline railway station at Teignmouth and the International Airport at Exeter.

Shopping

Late night pint of milk: Co Op 0.5 miles

Teignmouth town centre: 0.4 miles

Supermarket: Lidl 0.5 miles

Relaxing

Beach: Teignmouth 0.7 miles

Eastcliff Park: 0.7 miles

Teignmouth Golf Course: 2.6 miles

Travel

Bus stop: Bitton Park, 0.1 mile

Train station: Teignmouth 0.6 miles

Main travel link: A380 4.2 miles

Airport: Exeter 18.6 miles

Schools

Hazeldown Primary School: 1.4 miles

Teignmouth Community School: 0.5 miles

Trinity School: 1 mile

Please check Google maps for exact distances and travel times.

Property postcode: **TQ14 9DA**

how to get there...

From our Teignmouth office on Wellington St proceed onto Orchard Gardens and follow the road round onto Fore St leading to a roundabout. At the roundabout take the first exit onto Exeter Rd (A379) and continue on this road for sometime, leading onto Bitton Park Rd (A379). Then take the first right hand turn onto Coombe Vale Rd and follow the road up. You will then find the property on the left hand side further up the road.





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