



Teignmouth

- Video Walk-through Available
- Period Style End Terraced House
- 5 Bedrooms/ 2 Bathrooms
- 2 Lovely Reception Rooms

- Lovely Modern Kitchen
- Pretty Courtyard Garden
- Beautifully Presented
- Gas Central Heating & Double Glazing

Guide Price:
£300,000
Freehold
EPC: D59

108 Bitton Park Road, Teignmouth, TQ14 9DD - Draft

A substantial period-style end terraced house situated within the pretty seaside town of Teignmouth. Approximately half a mile on foot from Teignmouth's fabulous back beach on the banks of the River Teign with the main beach, long promenade town centre and railway station just a little further, the property is also conveniently located for Shaldon bridge, providing access to the up-market estuary village of Shaldon.

The Accommodation

Smartly-presented with modern benefits sympathetically styled for the house, the accommodation is extensive and presented over 3 floors. The front door opens to a spacious reception hallway with natural finish wooden floor and handsome turning staircase to the first floor. A bay windowed lounge with living flame gas fire overlooks the front and has sliding doors to a separate dining room overlooking the rear, both rooms with natural wood flooring. The modern kitchen has a period-style tiled floor and is fitted with a comprehensive range of modern cabinets and timber worksurfaces and include an integrated range cooker, dishwasher, fridge and freezer, as well as illuminated glass-fronted wall cabinets. Off the kitchen is a rear lobby with back door and plumbed utility cupboard. On the first floor, the landing has stairs to the second floor and doors off to 3 bedrooms, 2 of which are double-aspect enjoying a high degree of natural light, including the principal with bay window and an up to the minute family bathroom/WC with spa bath. The second floor is home to bedrooms 4 and 5 and also a modern shower room with basin and WC.

Outside

Pretty and surprisingly private enclosed garden at the front with gravel and paving. Rear courtyard laid to brick paviors with double gates allowing the area to be used for parking if required.

Parking

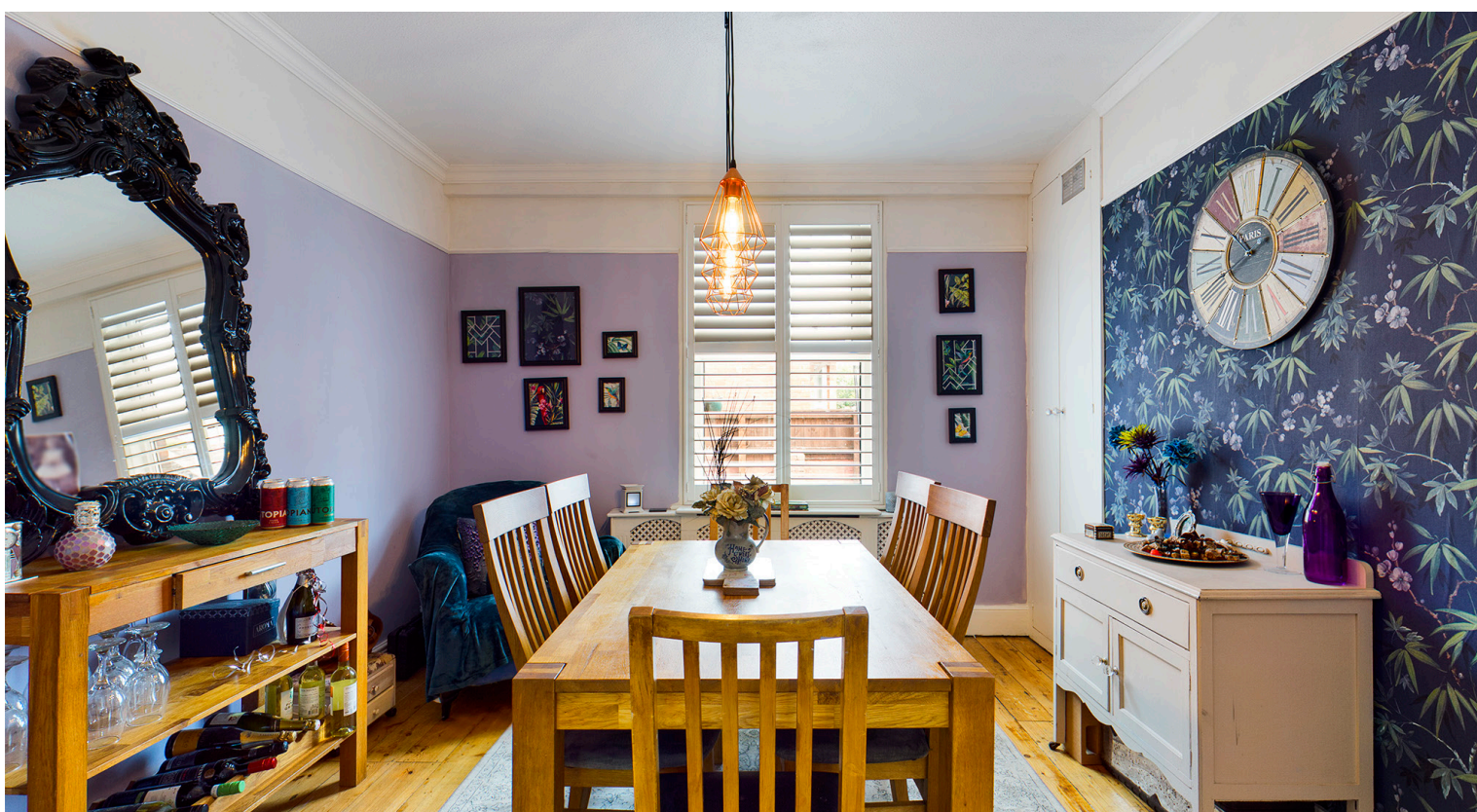
On street parking or within the rear courtyard.

FLOOR PLANS

For Illustrative Purposes Only



Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes \pm 0.1m





Agents Notes

Tenure

Freehold

Services

Mains water. Mains drainage. Mains gas. Mains electricity.

Local Authority

Teignbridge District Council

Council Tax

Currently Band B

Viewings strictly by confirmed appointment with the vendor's agent, Coast & Country.

Directions

From Newton Abbot Penn Inn Roundabout, take the Exeter exit and join the A380. Take the first exit (Kingsteignton) and at the roundabout, take the 3rd exit towards Teignmouth. Follow the road into Teignmouth, keeping left at the turning for Shaldon Bridge. The second turning on your right is First Avenue and the property can be found on the corner of this road and Bitton Park Road, opposite the Tesco petrol station.

ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		