



- AN ATTRACTIVE DOUBLE BAY FRONTED 1920'S-BUILT CHALET BUNGALOW
- SITTING ROOM WITH BAY WINDOW
- SPACIOUS DINING ROOM OPENING TO MODERN KITCHEN/BREAKFAST ROOM
- TWO GROUND FLOOR BEDROOMS AND MODERN BATHROOM
- TWO FIRST FLOOR BEDROOMS AND A MODERN SHOWER ROOM
- AMPLE DRIVEWAY PARKING AND ATTACHED GARAGE
- MATURE, GOOD SIZED GARDENS FRONT AND REAR
- POPULAR RESIDENTIAL LOCATION

Haldon Avenue, Teignmouth, TQ14 8JZ

Guide Price £500,000

A beautifully presented, double bay fronted, extended 1920's-built chalet bungalow. Sitting room, separate dining room and kitchen/breakfast room. Two ground floor bedrooms and a modern bathroom, along with two first floor bedrooms and a modern shower room. Ample driveway parking, attached garage and mature, good sized gardens to the front and rear. Sought after residential location within around half a mile of the town and promenade.



Property Description

LOCATION

42 Haldon Avenue is set within one of Teignmouth's most sought after locations, being not much more than half a mile from the town centre and promenade and with a bus route nearby. Teignmouth is positioned on the lovely South Devon coastline, approximately 13 miles from the cathedral city and county town of Exeter. There is a fine promenade with sandy beaches, including a classic crescent of imposing Georgian buildings. There are boating opportunities on the estuary and the "back beach" has a selection of pubs and restaurants in a superb marine setting. The town has a wide variety of independent shops and cafes, along with several excellent public houses. There is a supermarket on the west side of the town, along with a recently opened theatre and bowling club close to the sea front. Teignmouth has several primary schools, along with a well-regarded secondary school/Community College, and Trinity School, being a private school offering both primary and secondary education. There is a mainline railway station offering a direct link to London Paddington. The junction to the A380 via the B3192 is just under 5-miles away, which can be used to access the A38 and the M5, offering an easy commute to Exeter and beyond.

DESCRIPTION

42 Haldon Avenue is an attractive, double bay fronted extended chalet bungalow with family-sized accommodation arranged over two levels. To the ground floor there is a welcoming reception hall with feature panel doors. The sitting room is a lovely room with a curved bay window and feature fireplace. There are two good size ground floor bedrooms, one of which is currently in use as a second lounge. Additionally on the ground floor there is a good-sized dining room,





which opens to the modern kitchen/breakfast room, which in turn opens to the garden at the rear, providing a good sense of inside/outside living. There is a modern ground floor bathroom and, to the upper floor there are two good-sized bedrooms and a modern shower room. Outside to the front of the property a driveway extends from the front to the rear providing ample parking for several vehicles, and leads to the attached garage. Adjoining the driveway there is a raised mature front garden and, to the rear of the property there is a particularly lovely and relatively level garden laid to paved terraces, lawn and mature areas of bedding.

From the driveway at the side of the property an open entrance porch is approached with feature arch and steps with a handrail rise to the composite, panel-effect front door with opaque uPVC double glazed windows to either side and above and which opens to the....

RECEPTION HALL

A lovely welcoming space with a high level meter cupboard and an opening to an....

INNER HALLWAY

With turning stairs rising to the upper floor, a side facing uPVC double glazed window and built-in cloaks cupboard with further cupboard above. Built in sideboard with drawers beside, radiator and coat hooks. Feature panel doors open to the principal rooms.

SITTING ROOM

A particularly attractive space with a front facing uPVC double glazed curved bay window taking in some good open views over the front garden and the surrounding area with radiator below. Picture rail and a feature fireplace with carved surround, a raised polished hearth and matching inset.

DINING ROOM

A good entertaining space and a spacious room with a radiator, ample space for a dining table and chairs and a feature arch opens to the....

KITCHEN/BREAKFAST ROOM

A lovely light and spacious triple aspect room with uPVC double glazed windows to either side and sliding double glazed patio doors open to and overlook the back garden. There is timber effect flooring and the kitchen is fitted with a comprehensive range of floor and wall mounted units with numerous cupboards and drawers and extensive areas of laminate roll-edge work surface, extending to a large breakfast bar. There are attractive tiled surrounds and an inset, single drainer, stainless steel sink unit with mixer tap. Built-in four ring gas hob, built-in double oven, under surface space and plumbing for washing machine, space and plumbing for dishwasher and space for a fridge freezer. Full height cupboard, open shelves, built in display cabinets, spotlights to ceiling and radiator.

GROUND FLOOR BEDROOM ONE

With a front facing uPVC double glazed curved bay window with some good views over the front garden and the surrounding area and with the radiator set below. Good range of built in cupboards/wardrobes. Picture rail.

GROUND FLOOR BEDROOM TWO

Currently dressed as a second lounge/study with uPVC double glazed sliding doors opening to and overlooking the back garden. Radiator.

GROUND FLOOR BATHROOM

With full height ceramic tiling to the walls and with the bathroom being fitted with a modern suite comprising a panelled bath with Mira shower over and a built in unit

with an area of roll-edge surface with inset oval wash hand basin and cupboards and open shelves below and above. Mirror and WC. Radiator, towel rail and a side facing uPVC opaque double glazed window.

FIRST FLOOR LANDING

With white wood grain effect doors to the principal upper floor rooms and a Velux window.

FIRST FLOOR BEDROOM ONE

An appealing dual aspect room with sloping ceilings and two Velux style windows. Radiator and a built in cupboard.

FIRST FLOOR BEDROOM TWO

Another good sized room, also with sloping ceilings, two Velux style windows, radiator and a built in recessed cupboard.

FIRST FLOOR SHOWER ROOM

With a modern three piece suite having full height tiled surrounds and comprising a shower cubicle with thermostatically controlled Mira shower, a pedestal wash hand basin with mirror and shaver light over and a WC. Radiator and large built in cupboard with display surface above.

OUTSIDE

To the front of the property there is a driveway, which extends from the front to the side of the property providing PARKING for several vehicles. Beside the driveway there is a raised from garden, laid predominantly to lawn with well stocked borders and areas of bedding. Additionally a gravel path extends from the front of the property giving gated access to the rear. The driveway is flanked by feature gravel bedding and panel fencing on one side and leads to the ATTACHED GARAGE, which has a metal "up and over" door, power, light and access to an undercroft. Outside

to the rear, immediately behind the property there is a good sized, three tier paved area, providing good options for outdoor entertaining etc. There is also a raised area with feature stone-work and inset shrubs and, set on a further paved area there is a large timber shed. Beyond the terraces the garden is of a good size, being principally laid to relatively level lawn. There is a large raised area of bedding retained by feature stone-work and stocked with a range of mature shrubs, flowering plants and small trees etc. There are further inset shrubs and conifers and the back gardens is principally enclosed by timber fencing.

GARAGE

Attached garage with metal up and over door, cupboards, power and light, courtesy door to rear, wall mounted Baxi boiler supplying gas fired central heating.

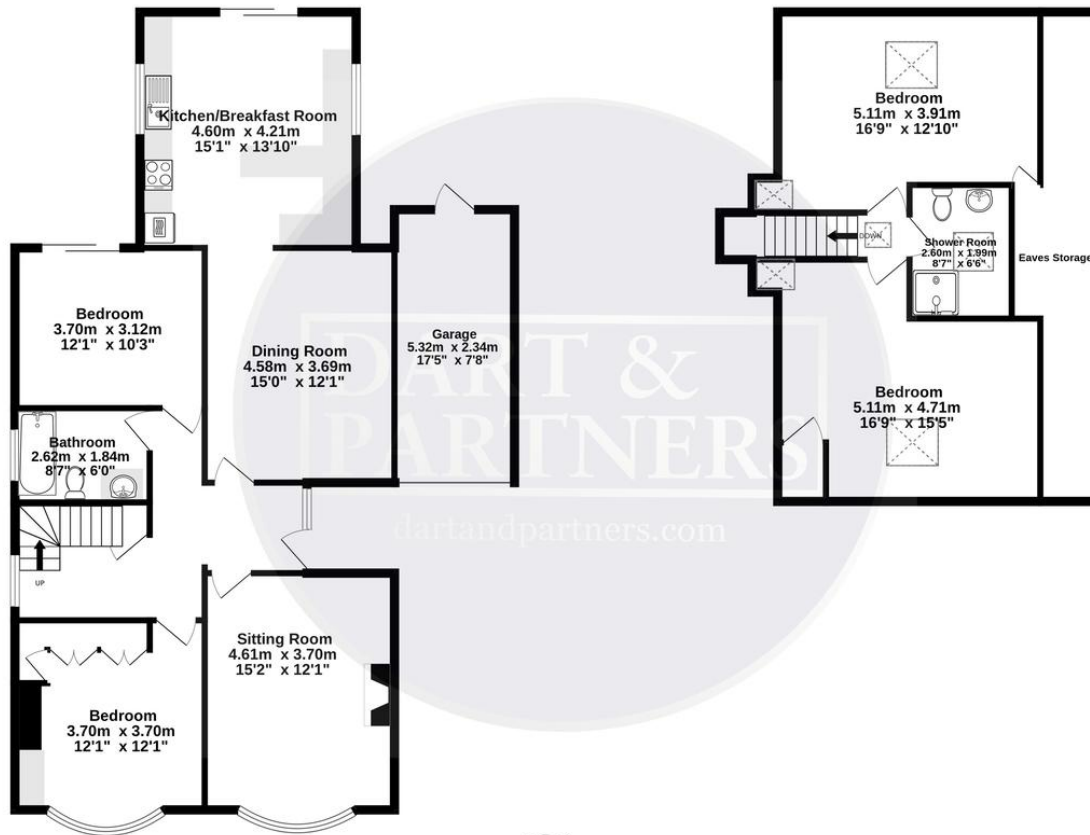
MATERIAL INFORMATION - Subject to legal verification

Freehold
Council Tax Band



Ground Floor
109.8 sq.m. (1182 sq.ft.) approx.

1st Floor
61.4 sq.m. (661 sq.ft.) approx.

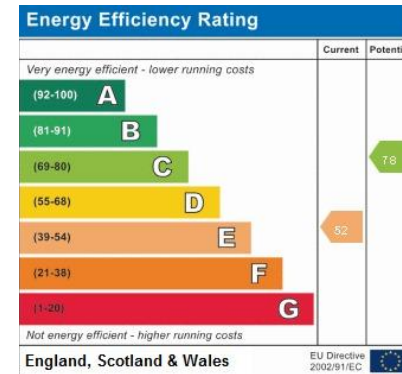


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TOTAL FLOOR AREA : 171.1 sq.m. (1842 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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