



- VERSATILE AND EXTENSIVE FAMILY HOME
- CONVENIENTLY SITUATED FOR ACCESS TO TOWN, SEAFRONT AND TRAIN STATION
- ACCOMMODATION OVER FOUR LEVELS
- POTENTIAL FOR SECONDARY ACCOMMODATION AT GARDEN LEVEL
- VIEWS INTO THE NEARBY RIVER TEIGN ESTUARY
- SUPERB OPEN PLAN LOUNGE, DINING AREA AND MODERN FITTED KITCHEN
- FIVE BEDROOMS, THREE BATHROOMS
- FULLY ENCLOSED COURTYARD STYLE GARDEN

Third Avenue, Teignmouth, TQ14 9DW

Guide £269,950 - £275,000

Opportunity to purchase a versatile and extensive family home. conveniently situated within level and easy walking reach of Shaldon, Teignmouth town centre, seafront beaches and mainline railway station. With accommodation over four levels and with views into the nearby river Teign estuary. The property offers a home and income with self contained garden level unit with independent access, alternatively a five bedroom, three bathroom family home.



## Property Description

The accommodation comprises;

uPVC double glazed entrance door into...

### ENTRANCE VESTIBULE

Solid wood flooring, picture rail, obscure glazed door through to...

### ENTRANCE HALLWAY

Continuation of wooden flooring which extends throughout the reception and kitchen area. Stairs rising to upper floor, radiator, picture rail, dado rail. Door and stairs to lower level. Multi-paned door through to...

### RECEPTION AREA

A superb open plan free flowing reception with lounge, dining area and modern fitted kitchen.

### LOUNGE

uPVC double glazed square bay window overlooking the front aspect, radiator, picture rail, feature brick fireplace with corresponding hearth, recessed display shelving with wooden mantle over, feature archway through to...

### DINING AREA

uPVC double glazed window to rear aspect, radiator, high gloss units housing integrated fridge and freezer, recessed shelving, space for tumble dryer. Open through to...

### KITCHEN

Modern fitted base units with integrated washing machine, dishwasher, carousel unit, integrated double oven, four ring gas hob with chimney style extractor over, single drainer stainless steel sink unit, attractive tiled splash backs, corresponding eye level units with corner display shelving, laminate counter tops, uPVC double glazed window to rear aspect, pelmet with inset spotlighting.

From the entrance hallway, stairs down to...





## GARDEN LEVEL

### LOWER HALLWAY/UTILITY

uPVC obscure double glazed door and window with access and outlook onto the rear courtyard. UTILITY AREA with space and plumbing for washing machine, cupboard and drawer base units under laminate rolled edge work surfaces, single drainer stainless steel sink unit, corresponding eye level units, further base units, appliance space, recently installed Viessmann gas boiler providing the domestic hot water supply and gas central heating throughout the property. Door through to...

### RECEPTION ROOM

uPVC double glazed window overlooking the rear gardens, radiator, feature brick fireplace with wooden mantle over, recessed shelving. Archway with steps up to...

### GARDEN LEVEL BEDROOM

Radiator, doors to extensive fitted wardrobes, deep recessed display area. Door to...

### EN-SUITE SHOWER ROOM

Corner shower cubicle with glazed sliding door and screen, pedestal wash hand basin, low level WC, obscure glazed window, fitted extractor, part tiled walls.

The garden level could provide a self contained **ANNEXE/APARTMENT** providing home and income, alternatively could provide housing for dependant relative. Own independent access.

From the lower level hallway, door to...

### OUTSIDE

Fully enclosed courtyard style garden, flower/gravel bed borders, external water tap. Gated access to pedestrian pathway.

From the entrance hallway, stairs rise to the first floor.



## FIRST FLOOR LANDING

Radiator. Doors to...

## BEDROOM

uPVC double glazed square bay window overlooking the front aspect, radiator, range of fitted wardrobes and overhead bridge storage.

## BEDROOM

uPVC double glazed window overlooking the rear aspect with views into the nearby river Teign estuary taking in the Ness. Radiator, built in wardrobes.

## BEDROOM

uPVC double glazed window to front aspect, radiator, doors to fitted wardrobe.

## BATHROOM

Fully tiled with a double ended jacuzzi bath with antique style mixer tap and shower attachment as well as a fitted overhead shower, corner WC, wash hand basin set into vanity unit, recessed spotlighting, uPVC obscure double glazed window, radiator.

Stairs rising to the upper floor. Door through to...

## BEDROOM

uPVC double glazed window overlooking the rear aspect with views over neighbouring properties into the river Teign estuary towards the Ness. Extensive fitted wardrobes, radiator, hatches to eaves storage. Door to...

## EN-SUITE SHOWER ROOM

Quarry tiled floor, modern suite comprising corner shower cubicle, pedestal wash hand basin, low level WC, uPVC double glazed window to rear aspect.

MATERIAL INFORMATION - Subject to legal verification

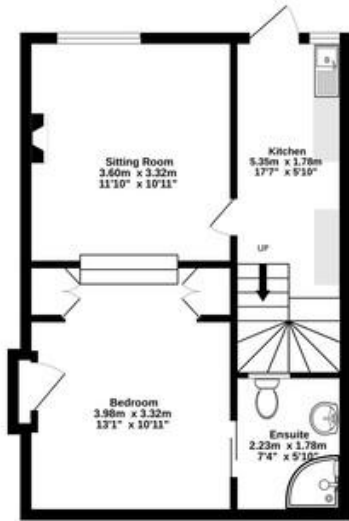
Freehold

Council Tax Band B

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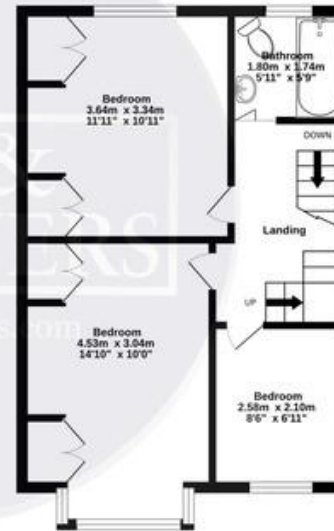
Lower Ground Floor  
38.7 sq.m. (416 sq.ft.) approx.



Ground Floor  
39.6 sq.m. (426 sq.ft.) approx.



1st Floor  
40.2 sq.m. (432 sq.ft.) approx.

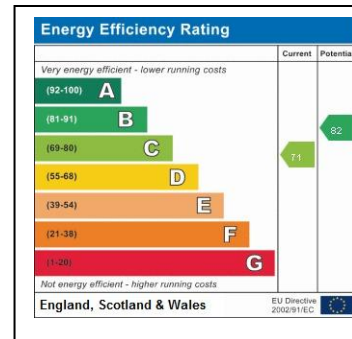


3rd Floor  
34.6 sq.m. (372 sq.ft.) approx.



**TOTAL FLOOR AREA : 153.0 sq.m. (1647 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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