



- SEMI-DETACHED FAMILY HOME
- RIVER AND SEA VIEWS
- THREE BEDROOMS
- LOUNGE/SITTING ROOM, SEPARATE DINING ROOM
- KITCHEN, AMPLE STORAGE
- WORKSHOP, CLOAKROOM, STORE ROOM
- FRONT AND REAR GARDENS
- NO ONWARD CHAIN

Coleman Avenue, Teignmouth, TQ14 9DU

OIEO £200,000

A three bedroom semi-detached family home on popular residential location requiring some refurbishment/modernisation. Accommodation briefly comprising; sitting room/lounge, dining room, kitchen, ample storage, side passage with access to workshop, store room and WC, three bedrooms, family bathroom, views into the river Teign estuary taking in the Salty, Teignmouth's back beach, Shaldon, The Ness and out to sea, front and rear gardens. NO ONWARD CHAIN.



Property Description

Entrance door through to...

ENTRANCE HALLWAY

Two uPVC obscure double glazed windows. Door to cloaks cupboard. Stairs rising to the upper floor. Door to...

SITTING ROOM/LOUNGE

Window overlooking rear gardens, wall hung gas fire, wall hung gas heater.

DINING ROOM

uPVC double glazed window overlooking the front gardens with far reaching sea views, wall hung gas heater. Door through to...

KITCHEN

Cupboard and drawer base units under laminate counter top, single drainer sink unit with mixer tap over, space for cooker, corresponding eye level units, part tiled walls, window overlooking rear gardens, door to larder with fitted shelving, window to rear. Door to under stairs storage cupboard. Wall hung Baxi gas boiler providing the domestic hot water. Door through to...

SIDE PASSAGE

uPVC obscure double glazed window to the front of the property. Additional door leading to the rear. Door into...

WORKSHOP

Window to front.

WC

Obscure glazed window, low level WC.

STORE ROOM

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





FIRST FLOOR LANDING

Window to rear, wall hung gas heater, hatch and access to loft space. Door to linen cupboard. Doors to...

BEDROOM ONE

Window to front aspect across the front gardens, into the river Teign estuary taking in the Salty, Teignmouth's back beach, Shaldon the Ness and out to sea.

BEDROOM TWO

Window to front enjoying the aforementioned river and sea views.

BEDROOM THREE

Window overlooking rear gardens.



BATHROOM

Fully tiled with corresponding suite comprising panelled handled bath with fitted shower over, pedestal wash hand basin, low level WC, obscure glazed window.



OUTSIDE

To the front of the property there is access to the main entrance via a short flight of steps through the front gardens which has been designed with paved terraces with glimpses of the sea and enjoying the passage of the sun. To the rear is a fully enclosed garden with a paved terrace with raised retained flower beds extending to an upper terraced lawn garden.



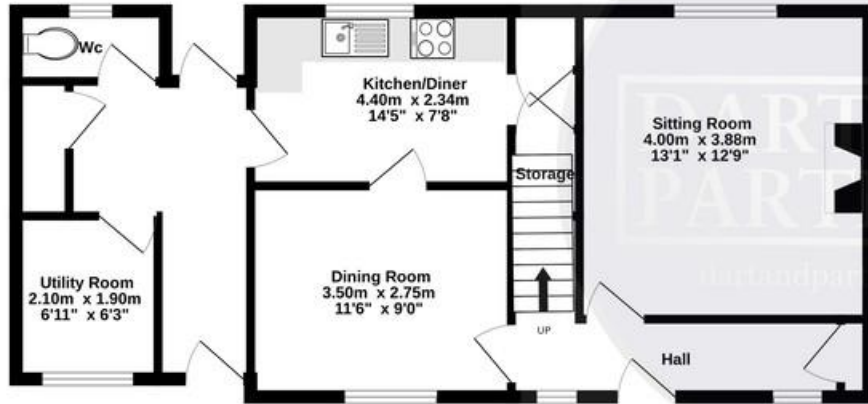
MATERIAL INFORMATION - Subject to legal verification

Freehold

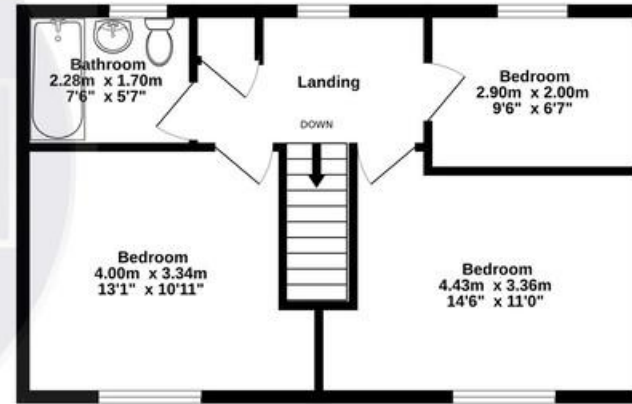
Council Tax Band B



Ground Floor
56.5 sq.m. (608 sq.ft.) approx.

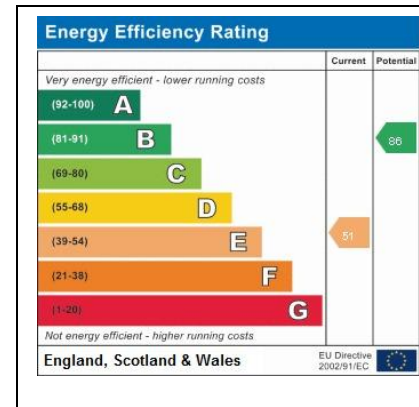


1st Floor
42.7 sq.m. (460 sq.ft.) approx.



TOTAL FLOOR AREA : 99.2 sq.m. (1068 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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