



- TERRACED FAMILY HOME IN POPULAR AVENUES AREA
- CONVENIENTLY LOCATED FOR ACCESS TO LOCAL AMENITIES AND BUS ROUTES
- ENTRANCE HALLWAY
- SITTING ROOM/LOUNGE
- KITCHEN DINING ROOM
- UTILITY/CLOAKROOM
- THREE BEDROOMS, BATHROOM
- ENCLOSED COURTYARD GARDEN WITH STORE

First Avenue, Teignmouth, TQ14 9DJ

OIEO £242,500

Opportunity to purchase a terraced family home within the popular Avenues area being situated towards the end of First Avenue. Being conveniently located for easy access to both Teignmouth and Shaldon, with Teignmouth seafront beach, river beach and mainline railway station just a short walk away. The accommodation briefly comprises; entrance hallway, sitting room/lounge, kitchen dining room, utility/cloakroom, three bedrooms, family bathroom, enclosed courtyard garden to rear with external store.



Property Description

Entrance door with inset obscure glazing into the...

ENTRANCE HALLWAY

Stairs rising to first floor. Radiator. Door to a useful under stairs storage cupboard. Fitted cupboards. Obscure glazed door through to...

SITTING ROOM/LOUNGE

uPVC double glazed bay window overlooking the front aspect, radiator, picture rail, recessed fireplace with log burner, tiled hearth with wooden mantle and surround, recessed display shelving. Sliding obscure glazed doors opening through to the kitchen dining room, also accessed via the entrance hallway.

KITCHEN/DINING ROOM

DINING AREA: uPVC double glazed French patio doors with outlook and giving access to the rear gardens. Radiator, picture rail, space for table and chairs, breakfast bar with base units and eye level glazed display cabinet corresponding to the kitchen. Squared arch through to...**KITCHEN AREA:** Range of cupboard and drawer base units under wooden work surfaces, integrated fridge, space for cooker, ceramic single drainer sink unit with mixer tap over, tiled splash backs, corresponding eye level units with concealed extractor hood, uPVC obscure double glazed door giving access to the rear courtyard. Door through to...



UTILITY ROOM/CLOAKROOM

uPVC obscure double glazed window, wall hung corner wash hand basin, low level WC, plumbing for washing machine and additional appliance space.

Stairs rising to the...

FIRST FLOOR LANDING

Hatch and access to loft space. Doors to...

BEDROOM

uPVC double glazed window overlooking the rear aspect and courtyard, radiator, picture rail, feature fireplace.



BEDROOM

uPVC double glazed bay window to front aspect, radiator, picture rail, feature fireplace.

BEDROOM

Wooden floorboards, uPVC double glazed window to front aspect, radiator, picture rail.

FAMILY BATHROOM

Suite comprising panelled handled bath with fitted dual function shower, glazed shower screen, tiled to the bath/shower enclosure, fitted extractor, uPVC obscure double glazed window, wash hand basin set into high gloss vanity unit, low level WC, ladder style towel rail/radiator.



OUTSIDE

To the front of the property there is pillared and gated access to a small front yard. To the rear, accessed via the kitchen and dining area is a fully enclosed courtyard garden. Paved with flower bed borders. Gated access to a rear pedestrian walkway. Courtesy lighting. Outside tap. Door to external workshop/store with uPVC double glazed window.

MATERIAL INFORMATION - Subject to legal verification

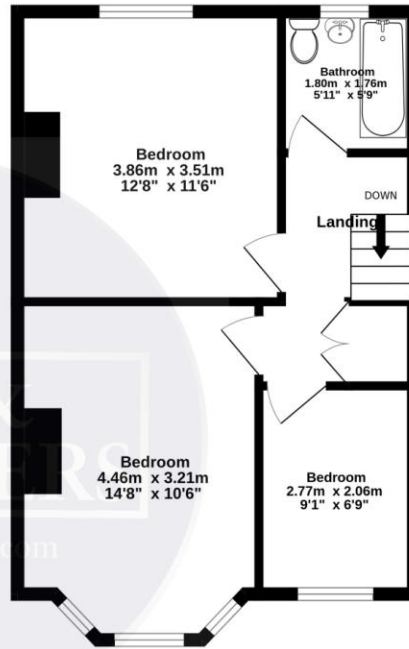
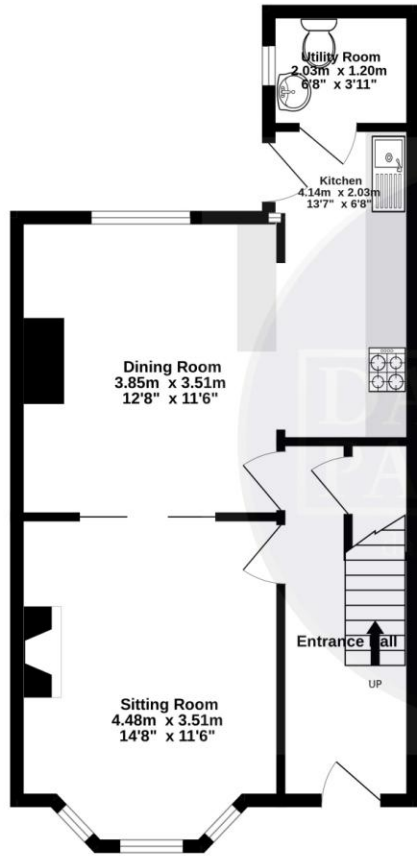
Freehold

Council Tax Band B



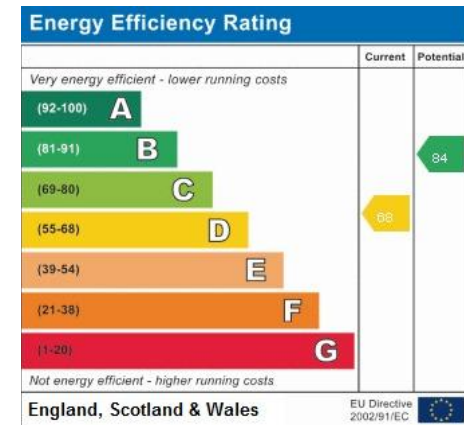
Ground Floor
46.1 sq.m. (496 sq.ft.) approx.

1st Floor
40.9 sq.m. (440 sq.ft.) approx.



TOTAL FLOOR AREA : 87.0 sq.m. (936 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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