



- SEMI DETACHED FAMILY HOME IN HIGHLY REGARDED RESIDENTIAL LOCATION
- CLOSE TO THE COOMBE VALLEY NATURE RESERVE
- ENTRANCE PORCH, SITTING ROOM/LOUNGE
- KITCHEN DINING ROOM, UTILITY
- GROUND FLOOR CLOAKROOM, FIRST FLOOR BATHROOM
- THREE BEDROOMS
- DOUBLE DRIVEWAY, GARAGE, EV CHARGING POINT
- ENCLOSED REAR GARDEN, RURAL VIEWS

Grenville Avenue, Teignmouth, TQ14 9NJ

£295,000

A semi-detached family home in highly regarded residential location with easy access to both primary and secondary schools and just a short walk from the Coombe Valley nature reserve. Situated in a residential cul de sac with double driveway and garage, good sized enclosed terraced rear garden. The internal accommodation briefly comprises; entrance porch, sitting room/lounge, kitchen dining room, utility, ground floor cloakroom, family bathroom, three bedrooms, rural views.



Property Description

Obscure double glazed entrance door into...

ENTRANCE PORCH

uPVC double glazed window overlooking the front aspect and approach with views across the Coombe Valley nature reserve towards rural Bishopsteignton. Radiator, wooden flooring. Door through to...

SITTING ROOM/LOUNGE

Continuation of the wooden flooring, radiator, uPVC double glazed window overlooking the front aspect with far reaching rural views, Stovax wood burner set onto slate hearth. Doorway through to...

INNER HALLWAY

With stairs rising to the first floor. Door through to...

KITCHEN/DINING ROOM

KITCHEN AREA

Cupboard and drawer base units under wooden counter tops with ceramic one and a half bowl drainer sink unit with mixer tap over, space for range cooker, integrated dishwasher and fridge freezer, corresponding eye level units, display shelving, cupboard housing Vokera gas boiler providing the domestic hot water supply and gas central heating throughout the property, recessed spotlighting, uPVC double glazed window overlooking the rear gardens. Door to useful larder/under stairs store cupboard.

DINING AREA

Space for table and chairs, radiator, uPVC double glazed sliding patio doors with outlook and giving access onto the rear gardens. Stable doors through to...

UTILITY ROOM

Quarry tiled floors, wall tiled to dado height, two skylight windows, radiator, recessed spotlighting, space for upright fridge freezer, plumbing for washing machine. Door to cloakroom. Courtesy door to garage.





CLOAKROOM

Fully tiled with WC, wash hand basin, appliance space, plumbing for washing machine, high level uPVC obscure double glazed window, uPVC double glazed door giving access to the gardens.

Stairs rising to the...

FIRST FLOOR LANDING

Hatch and access to loft space. Door to linen cupboard with fitted shelving. Doors to...

BEDROOM ONE

uPVC double glazed window overlooking the front aspect with appealing views over the Coombe Valley nature reserve extending from Haldon moor to rural Bishopsteignton and beyond. radiator, wooden flooring, mirror fronted sliding doors to a built wardrobe.

BEDROOM TWO

uPVC double glazed window overlooking the rear gardens, radiator. door to built in wardrobe with hanging rail and fitted shelving.

BEDROOM THREE

uPVC double glazed window with similar views to bedroom one, radiator.

FAMILY BATHROOM

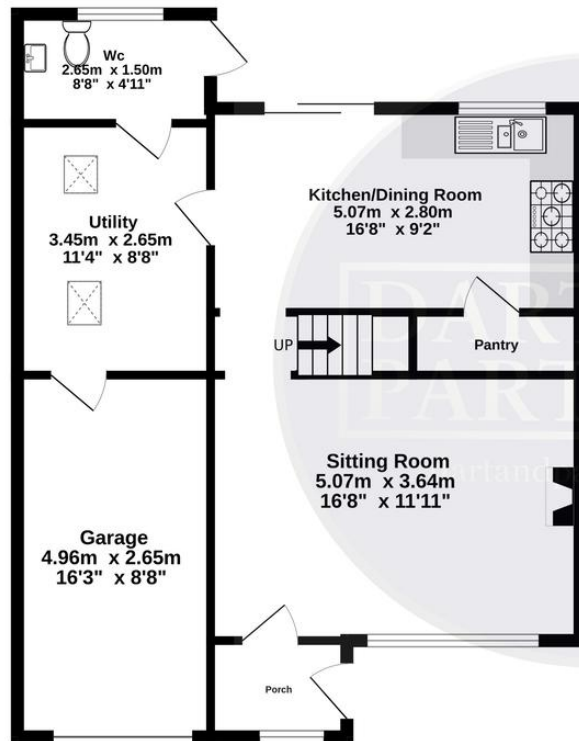
Tiled walls, suite comprising bath with mixer tap and shower attachment over, glazed shower screen, ladder style towel rail/radiator, uPVC obscure double glazed window, WC with concealed plumbing, wash hand basin set into vanity unit, fitted mirror.

OUTSIDE

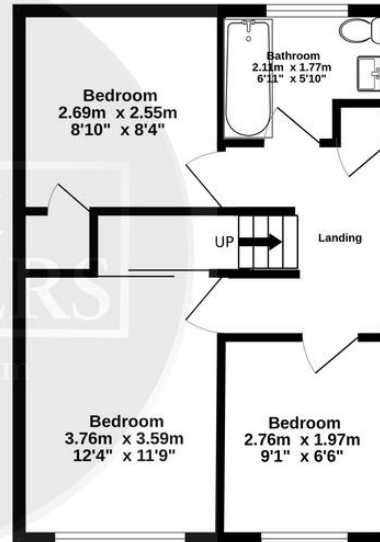
The front of the property is accessed over a double width block driveway providing **OFF ROAD PARKING** and leading to the **ATTACHED GARAGE**. EV charger, external water and power supply. Block pavior with brick surround continuing to



Ground Floor
65.4 sq.m. (704 sq.ft.) approx.



1st Floor
36.5 sq.m. (393 sq.ft.) approx.



TOTAL FLOOR AREA : 101.9 sq.m. (1097 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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the main entrance. To the rear of the property is a fully enclosed garden, immediately from the kitchen dining room there is access onto a paved patio/seating area. External water supply. Covered storage area. Steps lead to an additional paved sun terrace which enjoys the passage of the sun throughout the day with brick wall border and timber balustrading. From the sun terrace there is gated access via gently sloping paved steps to an upper area of formal lawn with well stocked flower bed borders and hardstanding for garden shed. Ornamental garden pond. Covered storage facility above the garage/utility.

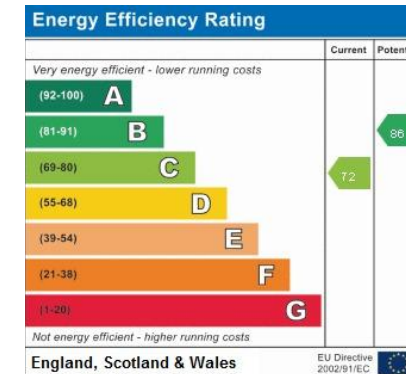
GARAGE

Metal up and over door. Power and lighting.

MATERIAL INFORMATION - Subject to legal verification

Freehold

Council Tax Band C



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