



- RECENTLY RENOVATED FAMILY HOME IN POPULAR RESIDENTIAL LOCATION
- CONVENIENTLY LOCATED FOR ACCESS TO TOWN, BEACH AND RAILWAY STATION
- ENTRANCE HALLWAY, GROUND FLOOR WC
- LOUNGE, DINING ROOM
- RECENTLY FITTED MODERN KITCHEN
- THREE BEDROOMS
- RECENTLY FITTED FAMILY BATHROOM
- FRONT AND REAR GARDENS

Third Avenue, Teignmouth, TQ14 9DW

£270,000

A three bedroom family home in popular residential location with convenient access to town centre, seafront, beaches and a short walk from Shaldon and Teignmouth's mainline railway station. The property has been recently renovated with newly fitted high quality kitchen with built in appliances and a luxury family bathroom. The property is offered in immaculate order throughout with accommodation briefly comprising; entrance hallway, ground floor WC, lounge, dining room, newly installed kitchen, three bedrooms, newly installed luxury family bathroom, front and rear gardens.



Property Description

Canopied entrance with courtesy lighting to a composite entrance door with double glazed insets with leaded lattice-work into...

ENTRANCE HALLWAY

uPVC double glazed window overlooking the front garden. Stairs rising to the first floor. Radiator. Door to useful under stairs store cupboard. Wood effect LVT flooring which extends throughout the ground floor. Doors to...

LOUNGE

uPVC double glazed window overlooking the front gardens and approach. Radiator.

DINING ROOM

uPVC double glazed window overlooking the rear gardens and aspect. Radiator.

GROUND FLOOR CLOAKROOM

Low level WC, wall hung wash hand basin with tiled splash backs, fitted extractor.

KITCHEN

Newly installed kitchen with modern high gloss cupboard and drawer base units under quartz worktops with countertop lighting and corresponding splash backs, brushed chrome, gas hob, sunken one and a half bowl sink unit with mixer tap over, integrated refuse drawer, integrated dishwasher, integrated washing machine, corresponding eye level units, concealed extractor hood, recessed shelving, integrated wine rack, larder style unit, integrated Bosch oven and combination microwave, space for American style fridge freezer, sliding drawer units, recessed spotlighting, uPVC double glazed window, uPVC obscure double glazed door overlooking and giving access to the rear gardens.

Stairs rising to the...

FIRST FLOOR LANDING

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





BEDROOM ONE

Two uPVC double glazed windows overlooking the rear aspect with pleasant views over neighbouring properties. Door to built in cupboard housing a Worcester wall hung gas boiler providing the domestic hot water supply and gas central heating throughout the property.

BEDROOM TWO

uPVC double glazed windows overlooking the front aspect. Radiator. Door to built in wardrobe with hanging rail and fitted shelving.

BEDROOM THREE

uPVC double glazed windows overlooking the front aspect. Radiator. Door to built in wardrobe with hanging rail and fitted shelving.



FAMILY BATHROOM

Recently fitted modern family bathroom. Tiled floor, part tiled walls, WC with concealed plumbing, wash hand basin set onto vanity unit, P-shaped shower bath with glazed shower screen, fitted rain shower with additional hand held attachment, recessed spotlighting, fitted extractor, uPVC obscure double glazed window, illuminated mirror, anthracite ladder style towel rail/radiator. Door to linen cupboard with fitted shelving.

OUTSIDE

To the front of the property there is gated access with a short flight of steps leading to the main entrance and divide raised retained slate beds. Area of sun deck with attractive timber and rope balustrading and with views towards Haldon moor. The deck enjoys the afternoon and evening sun. The rear garden, accessed via the kitchen, has a pathway leading to a pedestrian access to Second Avenue. the gardens are predominantly laid to lawn with gravel bed border. Recessed walkway to three under house rooms. External water tap.



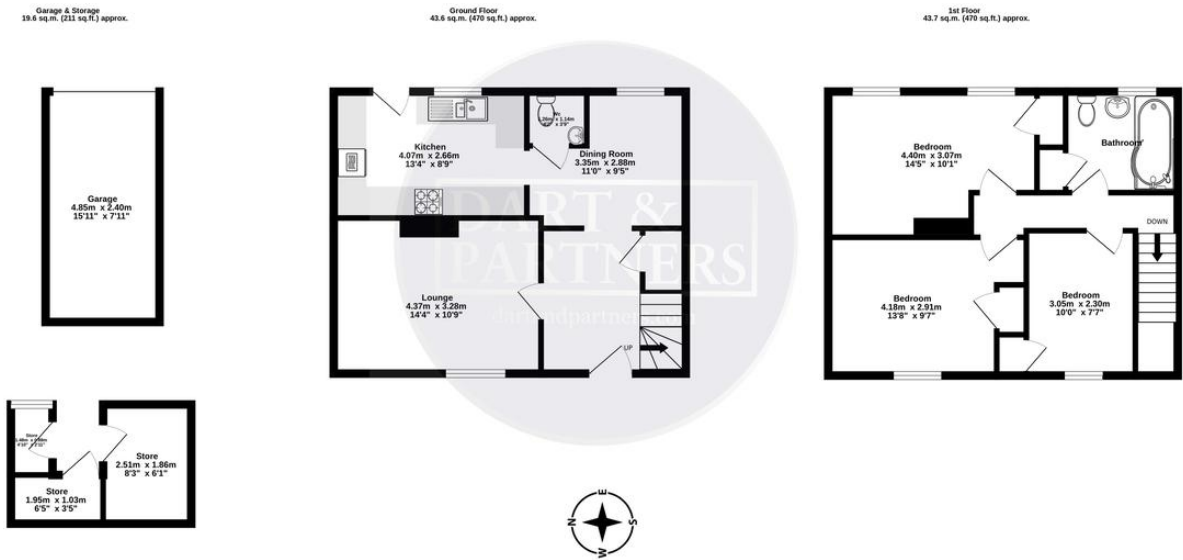
UNDER HOUSE AREAS

STORE ROOM ONE: With obscure double glazed window.

STORE ROOM TWO.

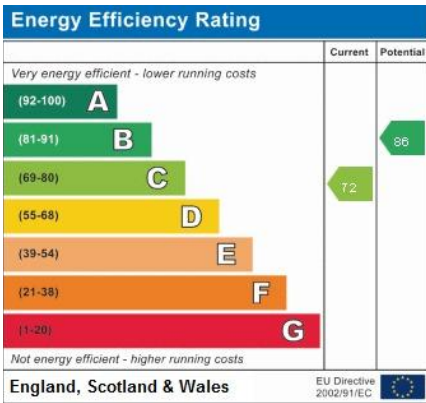
STORE ROOM THREE/WORKSHOP: With power and lighting

Freehold
Council Tax Band B



TOTAL FLOOR AREA : 106.9 sq.m. (1151 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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