

17 Lake Avenue, Teignmouth

£255,000 Freehold

Detached Bungalow • Next to Nature Reserve • Three Bedrooms • Living Room with Full Width Windows to the Garden • Kitchen/Breakfast Room • Conservatory/Sun Room • Modern Bathroom • Low Maintenance Level Garden • EPC - C

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This detached bungalow sits in a very private and secluded position situated down a walk-way and adjacent to the nature reserve. The accommodation comprises three bedrooms, a spacious living room, generous kitchen/breakfast room, conservatory/sun room and modern bathroom.

Stepping into the kitchen/breakfast room from the conservatory/sun room there is a range of light wood wall and base units with worktop and tiled splash backs, and a window overlooking the front. The room provides space for a table and chairs. There is an integrated induction hob with oven and extractor hood over, integrated microwave, plumbing and space for a washing machine, space for a fridge/freezer, cupboard housing Glow Worm combination boiler and a composite sink with drainer.

Through the inner hallway, with airing cupboard and loft access via a ladder to the part boarded loft, doors lead off to the bedrooms, bathroom and living room. A uPVC door opens to the side of the bungalow accessing both the front and rear gardens.

The living room is a very bright and airy dual aspect room with a full width double glazed window to the rear aspect and a further window to the side aspect.

The master bedroom overlooks the front of the bungalow, with fitted wardrobes and a radiator.

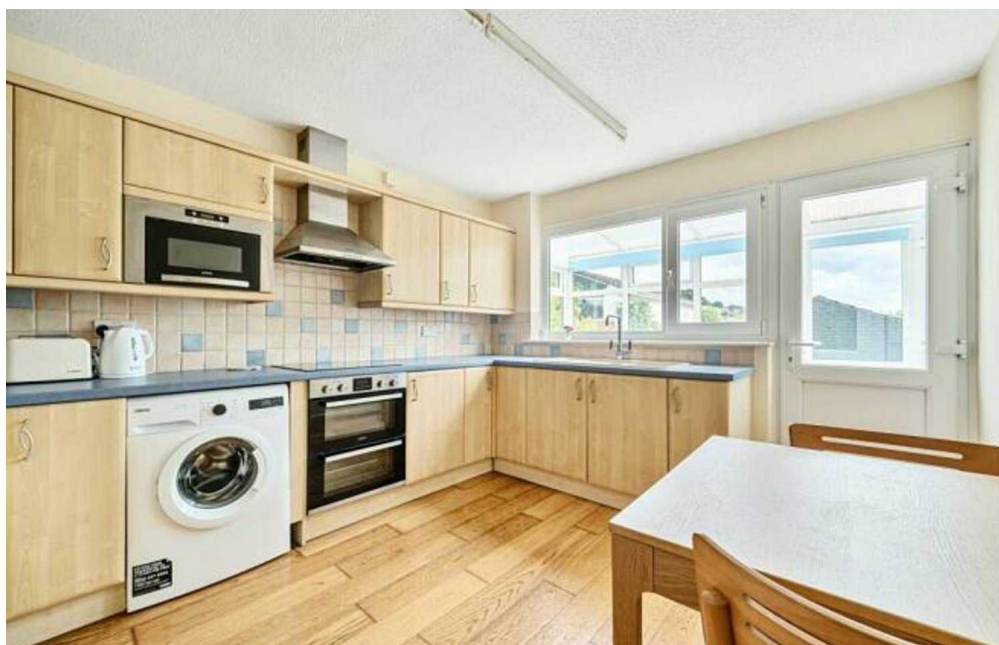
Two further bedrooms have double glazed windows to the side aspect and radiators.

The modern bathroom suite comprises a panelled bath with shower over, low level dual flush WC and pedestal wash hand basin. An obscure glazed window has a side aspect and there is an extractor fan.

The property has gas central heating and uPVC double glazing.

MEASUREMENTS:

Kitchen 11'09" x 10'03" (3.58m x 3.12m), Living room 20'03" x 10'02" (6.17m x 3.10m), Conservatory 10'10" x 6'00" (3.30m x 1.83m), Bedroom One 12'03" x 9'10" (3.73m x 3.00m), Bedroom Two 11'02" x 10'03" (3.40m x 3.12m), Bedroom Three 11'11" x 7'00" (3.63m x 2.13m)

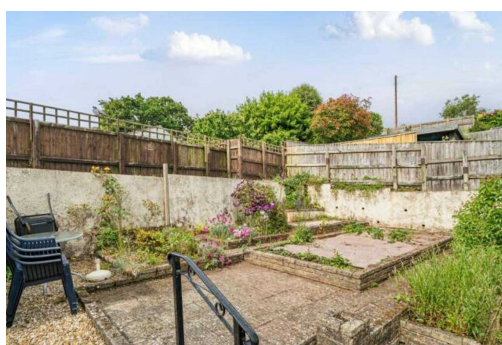


Tenure- Freehold.

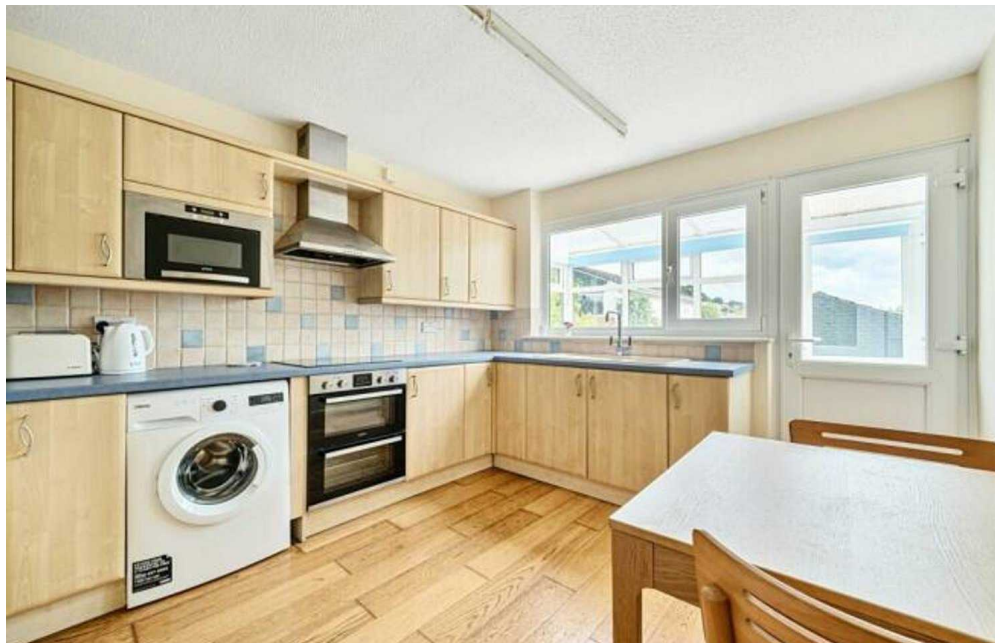
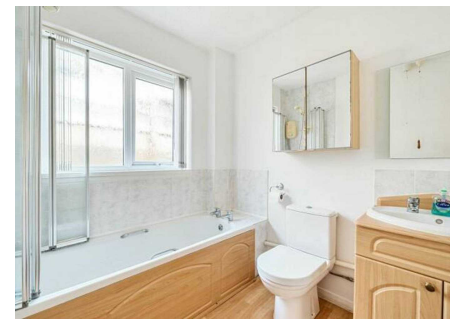
Council Tax Band - C **£2186.66 per annum**

Mains Services - Gas, Water and Electric

Broadband Speed- Ultrafast 1000Mbps (According to OFCOM)



Teignmouth is a popular seaside resort on a stretch of red sandstone along the South Devon Coast. It is a coastal town that has a historic port and working harbour, with a Victorian Pier and promenade. There are sandy sea and river beaches excellent for sailing and water sports with two sailing clubs and a diving school. Teignmouth has a comprehensive range of facilities including supermarkets, local independent shops, a selection of bars and restaurants, a small hospital, the Den with a Green Flag Awarded children's play park and both state & independent schools.



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Lake Avenue, Teignmouth, TQ14

Approximate Area = 908 sq ft / 84.3 sq m
For identification only - Not to scale

