



- WELL PRESENTED TERRACED FAMILY HOME
- CONVENIENTLY LOCATED FOR TOWN AND BEACH
- COMMANDING VIEWS INTO THE RIVER TEIGN ESTUARY
- OPEN PLAN LOUNGE DINING ROOM
- ENTRANCE HALL, MODERN FITTED KITCHEN
- FOUR BEDROOMS, FOUR PIECE FAMILY BATHROOM
- ACCOMMODATION OVER THREE LEVELS
- NO ONWARD CHAIN

Bitton Avenue, Teignmouth, TQ14 8HD

£275,000

A terraced family home, conveniently located with easy access to Teignmouth town centre, seafront, beaches and just a short walk from Teignmouth's mainline railway station. With well presented accommodation over three levels and enjoying commanding views into the river Teign estuary. The accommodation briefly comprises; entrance hall, open plan lounge dining room, modern fitted kitchen breakfast room, four bedrooms, modern four piece family bathroom. Offered for sale with **NO ONWARD CHAIN**.



## Property Description

uPVC obscure double glazed entrance door into...

### ENTRANCE HALLWAY

Stairs rising to upper floors. Radiator, dado rail. Doors to...

### LOUNGE

uPVC double glazed bay window overlooking the front aspect. Radiator, recessed fireplace with fire surround and hearth with cupboards to either side of the chimney breast, display sills. Squared arch open through to the...

### DINING ROOM

Door to entrance hallway, uPVC double glazed window overlooking the rear courtyard, radiator, recessed fireplace with fire surround, cupboards to either side of the fireplace with display sills.

### MODERN FITTED KITCHEN BREAKFAST ROOM

Range of high gloss cupboard and drawer base units under laminate rolled edge work surfaces, attractive tiled splash backs, wooden breakfast bar, single drainer stainless steel sink unit with mixer tap over, space for washing machine, integrated electric oven and induction hob, chimney style extractor hood, integrated fridge and freezer, larder type unit housing wall hung Baxi gas boiler providing the domestic hot water supply and gas central heating throughout the property. uPVC obscure double glazed door and Two uPVC double glazed windows with outlook and access to the rear courtyard Door to useful under stairs store cupboard.

Stairs rising to the...

### SPLIT LEVEL LANDING

Door to...

### BATHROOM

Modern four piece bathroom with two uPVC obscure double glazed windows, panelled handled bath, low level WC, wash hand basin set into vanity unit, shower enclosure with sliding glazed door and screen, fitted shower, ladder style towel rail/radiator, part tiled walls, fitted extractor.





#### BEDROOM

uPVC double glazed window overlooking the front aspect. Radiator.



#### BEDROOM

uPVC double glazed window overlooking the rear aspect. Radiator.

Stairs up to the...

#### UPPER FLOOR

uPVC double glazed window to rear aspect. Door to...



#### BEDROOM

uPVC double glazed window with commanding panoramic views into the nearby river Teign estuary, overlooking Teignmouth's back beach, the Salty, Shaldon, Shaldon bridge, heading inland through Ringmore, Combeinteignhead and over open farmland beyond and taking in the Ness and out to sea. Radiator.



#### BEDROOM

uPVC double glazed window to rear aspect. Radiator.

#### OUTSIDE

Pillared entrance with raised flower bed and access to the main entrance. To the rear, accessed through the kitchen breakfast room, is a fully enclosed low maintenance courtyard with artificial grass. Gate to rear pedestrian access. Covered external storage.

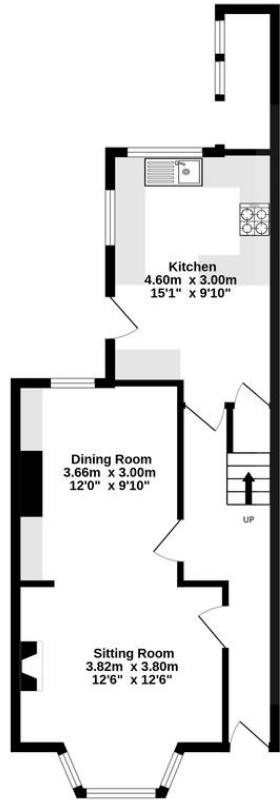
MATERIAL INFORMATION - Subject to legal verification

Freehold  
Council Tax Band B

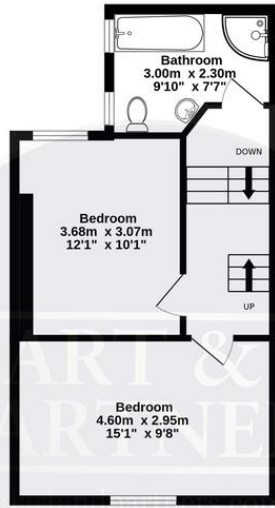
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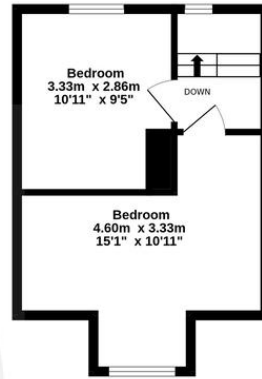
Ground Floor  
47.1 sq.m. (507 sq.ft.) approx.



1st Floor  
37.6 sq.m. (404 sq.ft.) approx.



2nd Floor  
26.6 sq.m. (286 sq.ft.) approx.



TOTAL FLOOR AREA : 111.2 sq.m. (1197 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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| Energy Efficiency Rating                    |   | Current                    | Potential |
|---|---|----------------------------|-----------|
| Very energy efficient - lower running costs |   |                            |           |
| (92+)                                       | A |                            |           |
| (81-91)                                     | B |                            | 82        |
| (69-80)                                     | C |                            |           |
| (55-68)                                     | D | 63                         |           |
| (39-54)                                     | E |                            |           |
| (21-38)                                     | F |                            |           |
| (1-20)                                      | G |                            |           |
| Not energy efficient - higher running costs |   |                            |           |
| England & Wales                             |   | EU Directive<br>2002/91/EC |           |
| WWW.EPC4U.COM                               |   |                            |           |



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements