



- CONVENIENTLY LOCATED FAMILY HOME
- IN NEED OF SOME UPDATING
- TWO RECEPTION ROOMS
- KITCHEN, GROUND FLOOR CLOAKROOM
- THREE BEDROOMS, BATHROOM
- FRONT AND REAR GARDENS
- OFF ROAD PARKING, UNDER HOUSE STORAGE
- POTENTIAL TO EXTEND SUBJECT TO NECESSARY CONSENTS

Westbrook Avenue, Teignmouth, TQ14 9EL

Offers In Excess Of £250,000

Opportunity to purchase a three bedroom family home requiring some modernisation. Conveniently located with easy access to Teignmouth and Shaldon. The accommodation briefly comprises; two reception rooms, kitchen, WC, three bedrooms and family bathroom. There is potential to extend into the loft space (subject to necessary consents). There are gardens to the front and rear and the benefit of off road parking.



## Property Description

uPVC obscure double glazed entrance door into...

### ENTRANCE VESTIBULE

Obscure glazed door into...

### L-SHAPED ENTRANCE HALLWAY

Picture rail, radiator, under stairs storage recess. Doors to...

### GROUND FLOOR WC

Wall hung wash hand basin, low level WC.

### LOUNGE

uPVC double glazed squared bay window overlooking the front gardens. Radiator, feature tiled fireplace, picture rail.

### SECOND RECEPTION/DINING ROOM

uPVC double glazed window overlooking the rear aspect. Radiator, tiled fireplace with floor to ceiling cupboards to either side with fitted shelving.

### KITCHEN

Range of cupboard and drawer base units under laminate rolled edge work surfaces with tiled splash backs, one and a quarter bowl stainless steel drainer sink unit with mixer tap over, space and plumbing for a washing machine and dishwasher, space for cooker and upright fridge freezer, corresponding eye level units, radiator, dual aspect with uPVC double glazed windows to side and rear, uPVC obscure double glazed door accessing the rear gardens and deck.

From the entrance hallway, stairs rise to the...

### SPACIOUS FIRST FLOOR LANDING

Radiator. Doors to...

### BEDROOM ONE

uPVC double glazed square bay window overlooking the front gardens. Radiator, picture rail, tiled fireplace with recessed shelving to either side.





### BEDROOM TWO

uPVC double glazed window to rear aspect with views over neighbouring properties towards open farmland. Radiator, cast iron fireplace with mantle over.

### BEDROOM THREE

uPVC double glazed window to front aspect. Radiator.

### BATHROOM

Bath with fitted shower, glazed shower screen, WC, pedestal wash hand basin, uPVC obscure double glazed window, radiator, part tiled walls, hatch and access to loft space.



### OUTSIDE

There is pillared and gated access to an enclosed front garden of gently sloping lawn with flower bed borders and a pathway leading to the main entrance. To the rear there is a double width drive providing OFF ROAD PARKING. Gated access to an enclosed rear courtyard. From the courtyard there are steps leading to a raised sun deck. External water supply. From the courtyard there is access to a useful under house storage room with power and lighting, housing a wall hung Baxi gas boiler providing the domestic hot water supply and gas central heating throughout the property.

MATERIAL INFORMATION - Subject to legal verification

Freehold

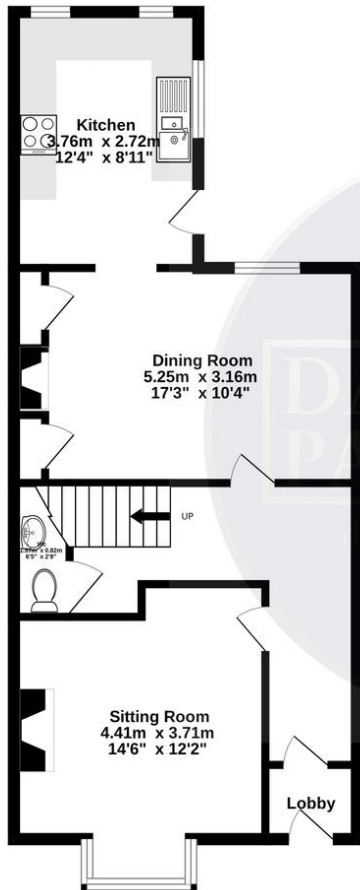
Council Tax Band C

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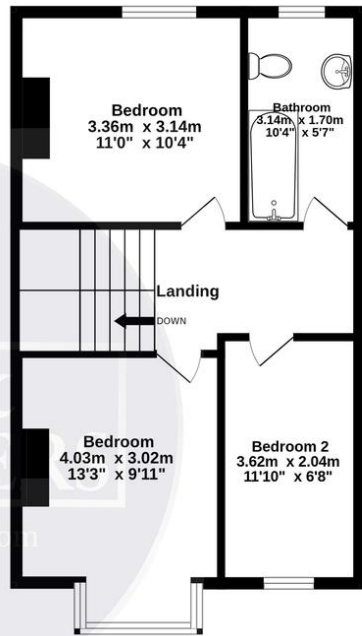


AGENTS NOTE: The roof offers potential for extension/additional accommodation subject to the necessary regulations.

Ground Floor  
52.7 sq.m. (567 sq.ft.) approx.



1st Floor  
43.1 sq.m. (464 sq.ft.) approx.



TOTAL FLOOR AREA : 95.8 sq.m. (1031 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+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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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