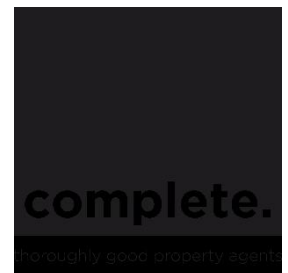




This fabulous Victorian 3 bed home, set in the popular Avenues area of Teignmouth, has been lovingly modernised while keeping many original features. It provides a spacious family home and also has the benefit of a private courtyard garden for relaxation.

[Second Avenue | Teignmouth | TQ14 9DN](#)





PROPERTY TYPE  
Terraced House



SIZE  
88 Sq M



LOCATION



AGE  
Victorian (1837 – 1901)



BEDROOMS  
3



RECEPTION ROOMS  
2



BATHROOMS  
1



WARMTH  
Gas Central Heating



PARKING  
On Road Parking



OUTSIDE SPACE  
Patio



EPC RATING  
D



COUNCIL TAX BAND  
B



### in a nutshell...

- 3 Bedrooms
- 2 Receptions
- Modern Kitchen
- Shower Room
- DG & GCH
- Front and Rear Patio Gardens
- Unrestricted On Road Parking
- Convenient Location
- 





## the details...

### DESCRIPTION

This fabulous Victorian 3 bed home, set in the popular Avenues area of Teignmouth, has been lovingly modernised while keeping many original features.

Inside, it has retained several wonderful period features including bay windows to the front, and a possibly original fireplace, and it is well-presented with light and stylish decor, complimented by stripped pine doors, skirting boards, and architraves, while feeling warm and welcoming with gas central heating, and double-glazing throughout.

The accommodation briefly comprises, on the ground floor, a porch, an entrance hallway with a staircase rising to the first floor and a cupboard and convenient cloakroom beneath, a fabulous living room filled with light from a bay window to the front that has fitted shutters, and with a decorative, possibly original working fireplace that makes a wonderful feature and focal point for the room, and a generously sized dining room with plenty of space for a table and seating, perfect for any occasion, open-plan to a modern galley-style kitchen that has plenty of worktop and cupboard space, fitted 'mini range dual fuel' cooker and space for fridge/freezer, with an integrated dishwasher, and space with plumbing for a washing machine. A wall-mounted combi-boiler, hidden in a matching wall cabinet, provides the central heating and hot water on demand, and there is a back door to the courtyard garden.

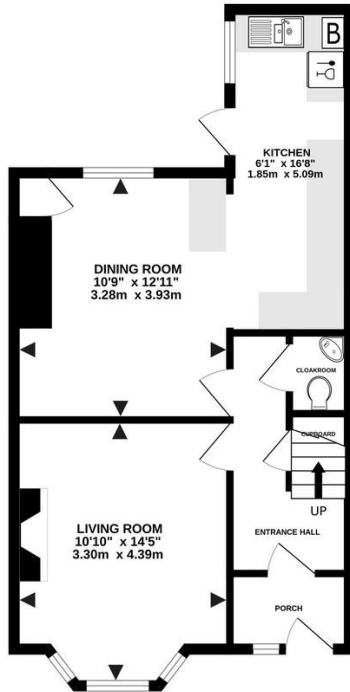
Upstairs, there are three bedrooms, two excellent doubles, one with a wardrobe built into the recess on one side of the chimney breast and a bay window, and a single, currently used as a study, ideal for those working from home. A family shower room contains a shower, a basin, and a WC, and the landing has a hatch in the ceiling with a fold down ladder providing access to the spacious and fully insulated and boarded loft space, with a light for convenience. The loft has excellent potential for conversion into additional accommodation if required.

Outside, the rear courtyard garden is charming and private, making a wonderful outside space for a picnic tea, or sharing drinks with friends and family. There is an outside tap for convenience, and wooden steps leading to a gate that provides alternative access to a rear service lane. Parking is on-road at the front of the terrace.

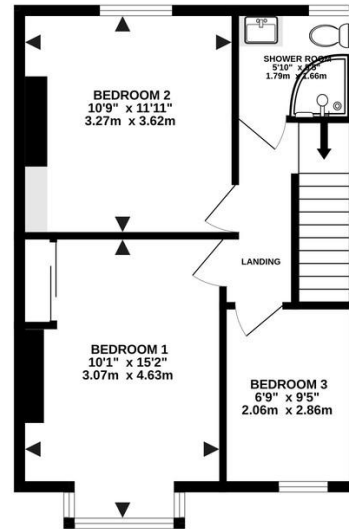


# the floorplan...

GROUND FLOOR  
497 sq.ft. (46.1 sq.m.) approx.



1ST FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 945 sq.ft. (87.8 sq.m.) 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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Teignmouth has a great deal to offer, not least its superb sandy beach, award winning children's play area and the nearby golf course. Water sport activities are well catered for with 2 sailing clubs, deep water moorings and a diving school. This picturesque town has a Victorian Pier, Theatre and a wide selection of shops, bars and restaurants.



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### Shopping

Tesco Express 0.1 miles

Morrisons Supermarket 0.6 miles

Town Centre 0.6 miles

### Relaxing

Teignmouth Golf Course 1.7 miles

The Beach 0.9 miles

### Travel

Bus Stop 0.1 miles

Train Station 0.7 miles

### Schools

Primary 0.6 miles

Secondary 0.6 miles

Please check Google maps for exact distances and travel times.

Property postcode: **TQ14 9DN**



Need a more complete picture? Get in touch with your local branch...

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