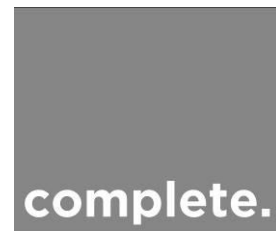




A two-bedroom, ground floor apartment brimming with character.

19 Haldon Avenue | Teignmouth | TQ14 8JZ



thoroughly good property agents



PROPERTY TYPE

Converted ground floor apartment



SIZE

1,181 sq ft



LOCATION

Town



AGE

Edwardian (1901 - 1910)



BEDROOMS

2



RECEPTION ROOMS

2



BATHROOMS

1



WARMTH

Gas central heating



PARKING

Half of the double garage



OUTSIDE SPACE

Surrounding garden



EPC RATING

67



COUNCIL TAX BAND

B



in a nutshell...

- Sought after location
- High ceilings
- Separate dining room
- Kitchen/breakfast room
- Close to amenities
- Brimming with character





the details...

An opportunity to purchase a spacious, two bedroom, ground floor flat in a semi-detached house originally constructed in around 1910 and with bags of character. Set in a quiet area, close to Teignmouth train station and with a regular bus service to the town centre it is ideally located.

Inside, the property is spacious with wonderful features, such as high ceilings, lovely bay windows and stripped pine doors. The living room gets plenty of sunlight from the south-facing window overlooking the front garden. It feels warm and comfortable and the original cast iron fireplace has a lovely red Art Nouveau tile surround and has a superb, decorative period mantel surround with shelves, making a nice feature. The dining room is a fabulous room, with a high ceiling, it is wonderfully light from the large bay window with a window seat, a lovely space where the current owners spend time reading and listening to music. There is ample space for a table and seating for six or more, ideal for family meals or dinner parties alike. The kitchen is a good size and has all of the essentials with a lovely, white enamel sink with double drainer below the window. A lovely Welsh dresser makes a nice feature and provides storage, and there is a fireplace with a built-in cupboard in the chimney breast recess, a great use of space. It has a practical tile-effect vinyl floor and it is also home to the condensing combi boiler which provides the central heating and hot water.

There are two spacious and light double bedrooms, one with a beautiful bay window which fills the room with light, and the other with windows to the front and back of the property. There is a nice bathroom with decorative tiling, containing a bath, with shower above and a basin, and an adjacent separate WC, stripped for decorating, a blank canvas.

Outside to the rear, there is a tranquil garden, useful storage spaces beneath the house and garage and a paved patio, great for relaxing in the peace and quiet with a cup of tea and a paper. Further around the property there is a lawn and a bench seat makes another tranquil vantage point, and a gate leads to the front of the shared garage. For parking there is half of the double garage. Additionally, there is plentiful on-street parking along the quiet road. At the front of the property, there is an area of south-facing lawn with seating, another splendid relaxation spot and a sun trap.

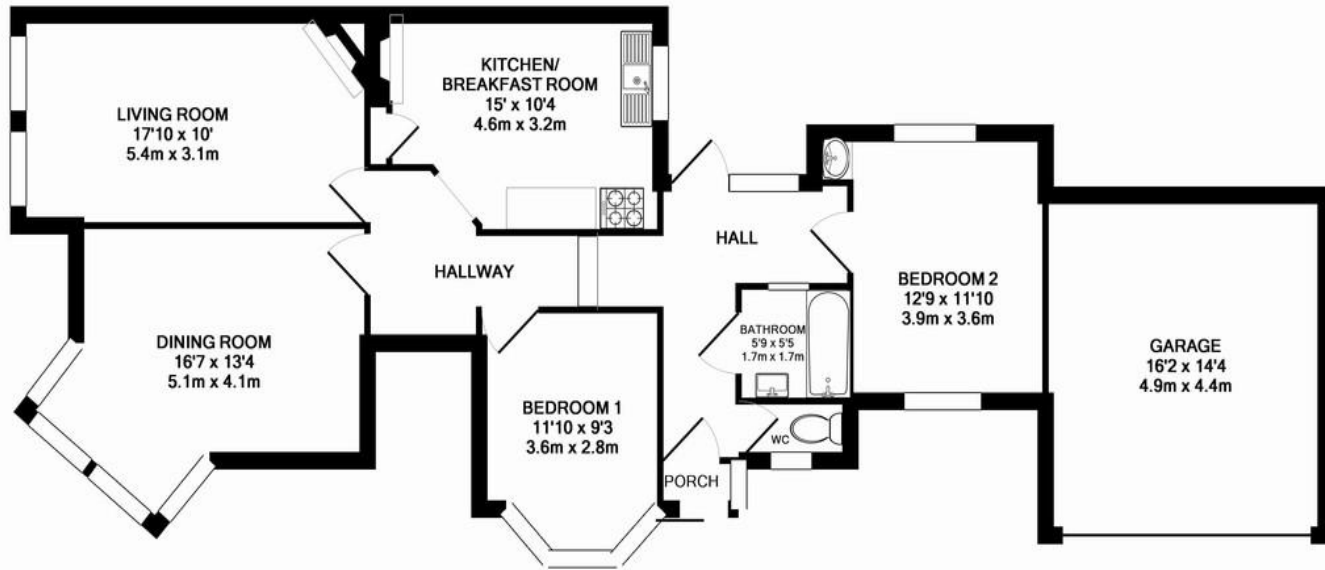


what the owner loves most...

"Sitting in the window seat of the dining room; soaking up the sun, enjoying the peace and quiet that the property offers. I love the ease of parking too."



the floorplan...



TOTAL APPROX. FLOOR AREA 1181 SQ.FT. (109.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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bear in mind...

Although the property is a ground floor apartment, it offers spacious accommodation and a tranquil garden.



the location...

Teignmouth has a great deal to offer, not least its superb sandy beach, award winning children's play area and the nearby golf courses. Water sport activities are well catered with two sailing clubs, deep water moorings and a diving school. This picturesque town has a Victorian Pier and new theatre and a wide selection of bars and restaurants, and well known shops and supermarkets including Waitrose and Morrisons. It also benefits from easy access to the A380, and the mainline railway station at Teignmouth and the International Airport at Exeter convenient facilities.

Shopping

Late night pint of milk: Tesco Express 1.1 miles

Town centre: Teignmouth 0.6 mile

Supermarket: Waitrose 0.6 miles & Morrisons 1.5 miles

Relaxing

Beach: Teignmouth 0.8 miles

Park: 10 minute walk

Tennis courts, dog walk, cycle route: Den Crescent 1 mile

Travel

Bus stop: On Haldon Avenue

Train station: Teignmouth 0.5 mile

Main travel link: A38/M5 5 miles

Airport: Exeter 18.3 miles

Schools

Hazeldown Primary School: 0.9 mile

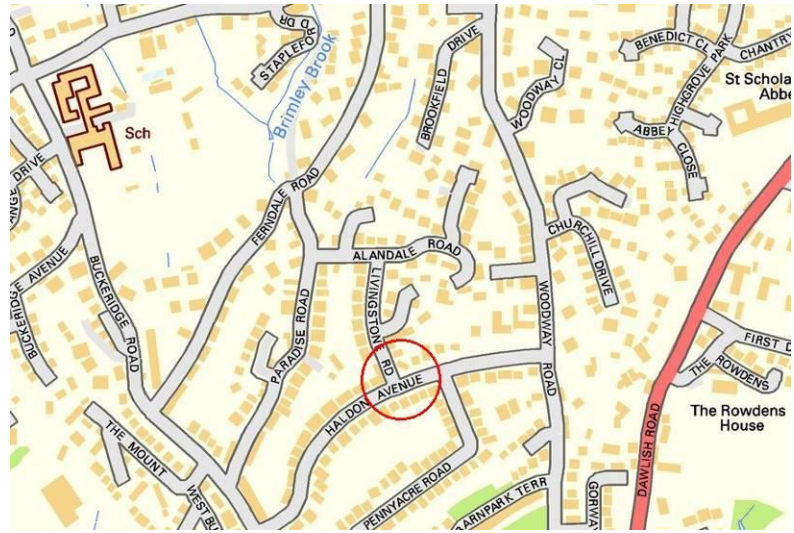
Teignmouth Community College: 0.6 mile

Please check Google maps for exact distances and travel times.

Property postcode: **TQ14 8JZ**

how to get there...

From our Teignmouth Office, head east on Brunswick Street towards Carlton Place. Turn left onto Orchard Gardens, slight right onto Fore Street. At the roundabout, take the 3rd exit onto Exeter Road. Turn left onto Shute Hill, then turn right onto Higher Brimley Road. Another right turn onto Lower Brimley Road, turn left onto Haldon Ave, the property will be on the right.





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

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Web completeproperty.co.uk

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Teignmouth
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