



- MODERN FAMILY HOME WITH ACCOMMODATION OVER THREE LEVELS
- LOUNGE, KITCHEN/BREAKFAST ROOM
- RECEPTION/FOURTH BEDROOM OR OFFICE, CLOAKROOM/UTILITY
- THREE BEDROOMS, FAMILY BATHROOM
- OFF ROAD PARKING, GARAGE
- GARDENS WITH SUN DECK AND LAWN, GAS C/H, UPVC D/G
- SITUATED IN A HIGHLY SOUGHT AFTER RESIDENTIAL CUL DE SAC

Grenville Avenue, Teignmouth, TQ14 9NJ

£325,000

Modern semi-detached house with accommodation over three levels with off road parking and gardens.



## Property Description

Modern semi-detached house situated in highly sought after residential cul de sac.

Modern family home with accommodation over three levels situated in a convenient location to local schools and commuter links in and out of Teignmouth, with off road parking and gardens the accommodation comprises;

uPVC obscure double glazed entrance door into...

### ENTRANCE PORCH

uPVC obscure double glazed window, laminate flooring, double doors opening through to...

### LOUNGE

uPVC double glazed window overlooking the front gardens and approach, radiator, fireplace with inset electric fire with feature surround. From the lounge, doorway through to...

### INNER HALLWAY

uPVC obscure double glazed door giving access to the gardens and deck. Door through to kitchen/breakfast room.

### KITCHEN/BREAKFAST ROOM

Modern fitted kitchen with comprehensive range of cupboard and drawer base units under laminate work surfaces incorporating a brushed chrome double oven with corresponding four ring gas hob, space and plumbing for dishwasher, space for upright fridge freezer, one and a half bowl stainless steel drainer sink unit with mixer tap over, attractive tiled splashbacks, corresponding eye level units, chimney style extractor hood, fitted shelving, uPVC double glazed window with outlook over the rear aspect towards the nearby Coombe Valley nature reserve, radiator, space for table and chairs, further uPVC double glazed window overlooking the rear aspect.

From the kitchen stairs descend down to the rear garden level with reception/bedroom 4/study/office.





#### RECEPTION/BEDROOM 4/STUDY/OFFICE

uPVC double glazed window overlooking the rear gardens, radiator, quarry tiled flooring, recessed spot lighting, door through to...

#### CLOAKROOM/UTILITY

uPVC double glazed window overlooking the rear gardens, continuation of quarry tiled flooring, radiator, cupboard housing a wall mounted Worcester gas combination boiler providing the domestic hot water supply and gas central heating throughout the property, low level WC, pedestal wash hand basin, space and plumbing for automatic washing machine, storage recess.

From the inner landing stairs rise to the upper floor.



#### LANDING

Hatch and access to loft space, doors to...

#### BEDROOM 1

Dual aspect with uPVC double glazed windows overlooking the front and side aspect with far reaching rural views towards rural Bishopsteignton, over Shaldon into the river Teign estuary and open farmland beyond, radiator, door to built in wardrobe with hanging rail.

#### BEDROOM 2

uPVC double glazed window to rear aspect enjoying panoramic rural views from Haldon moor extending over the nearby Coombe Valley nature reserve towards rural Bishopsteignton and towards Shaldon and Combeinteignhead, radiator.

#### BEDROOM 3

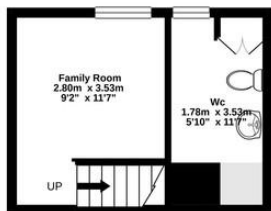
uPVC double glazed window to front aspect, radiator.

#### FAMILY BATHROOM

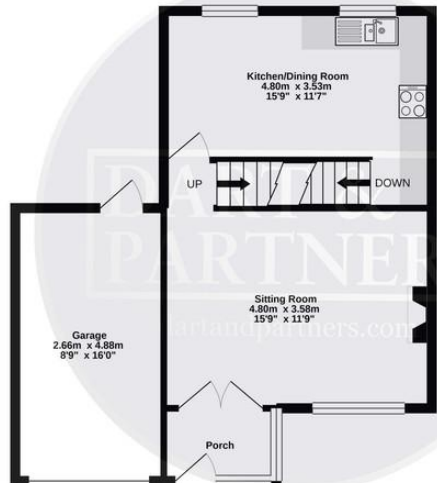
Modern fitted contemporary white suite comprising panelled bath with fitted shower, glazed shower screen, pedestal wash hand basin, low level WC, ladder style towel rail/radiator, part tiled walls, uPVC obscure double glazed window, fitted



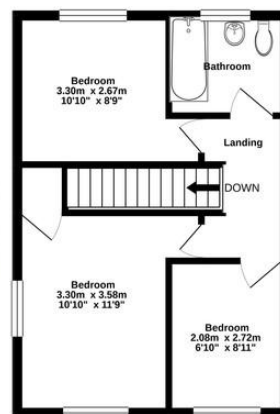
Lower Ground Floor  
15.5 sq.m. (167 sq.ft.) approx.



Ground Floor  
49.3 sq.m. (531 sq.ft.) approx.

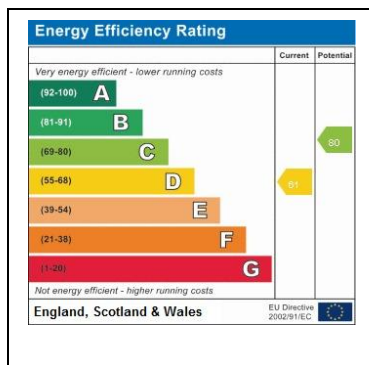


1st Floor  
34.1 sq.m. (367 sq.ft.) approx.



**TOTAL FLOOR AREA : 98.9 sq.m. (1065 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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extractor.

### OUTSIDE

The property is approached over a concrete driveway providing off road parking and leading to an attached garage. Gated access to the rear gardens. The front gardens are predominantly laid to lawn with mature border.

From the kitchen/breakfast room a door leads to an appealing sun deck with timber balustrading, canopy with lighting, enjoying views into open farmland, courtesy door to garage. From the sun deck steps lead down to a good sized and level L-shaped garden, laid to lawn with attractive flower bed borders. Outside water tap.

### GARAGE

Single garage with metal up and over door, power and lighting, uPVC obscure double glazed door to rear.

MATERIAL INFORMATION - Subject to legal verification

Freehold  
Council Tax Band C



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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