

Call **01626 815815**
to find out more



Portland Avenue, Teignmouth, TQ14 8RR

£345,000



- Detached Bungalow
- Lovely Sea Views
- Living Room
- Two Bedrooms
- En Suite Shower Room
- Kitchen
- Bathroom
- Conservatory
- Garage, Drive & Gardens
- EPC Rating - D
- Tenure: Freehold



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the key to your home

Step Inside

A covered entrance gives access to the front door which leads in to the L shaped entrance hall with alarm box, entrance to the loft with loft ladder and cupboard housing the boiler and providing hanging and storage.

The living room and master bedroom have southerly facing windows to the rear with lovely open sea views. The living room also has two side windows to the side passageway and a living flame gas fire with surround.

The kitchen has a door out to the enclosed side passageway which leads down to the conservatory. The kitchen comprises base and wall units, stainless steel sink unit, plumbing for dishwasher and washing machine, roll edge worktop, electric hob with cooker hood over and built in oven. A window overlooks the front.

The second bedroom and bathroom are also at the front. The second bedroom has a built in cupboard and the main bedroom has built in wardrobes, drawers, dressing table and an en suite.

The en suite comprises shower cubicle, low level flush WC and small wash hand basin. The main bathroom comprises a panelled bath with mixer tap and shower attachment, low level flush WC and wash hand basin in vanity unit. The conservatory leads out to the rear garden.

There is uPVC double glazing and gas central heating.



Your Notes:

Measurements:

Lounge 16' 10" x 12' 11" (5.14m x 3.94m)

Kitchen 8' 10" x 9' 2" (7.68m x 2.79m)

Bedroom 13' 8" x 12' 11" (4.17m x 3.94m)

Bedroom 9' 6" x 12' 6" (2.88m x 3.82m)

Conservatory 10' 2" x 11' (3.09m x 3.35m)

Garage 8' 7" x 17' 3" (2.61m x 5.27m)

Step Outside

At the front there is a driveway and garage. The garage has a metal up and over door and window and door to a store room behind which leads out to the rear terrace. At the other side of the bungalow there is an enclosed side passageway with an exterior door from the front and the conservatory adjoining the rear.

At the front there is a lawn and pathway.

At the rear there is a terrace with railings and two steps down to a lawned garden with borders, shed and hedges both sides. There is a lower area with a vegetable patch, greenhouse, further shed and fence at the bottom.

There is outside lighting and a tap at the front.



Agents Comments:

Bungalows like this are always in demand and this is a particularly popular residential area. The rear is south facing and there are particularly good sea views.

Location:

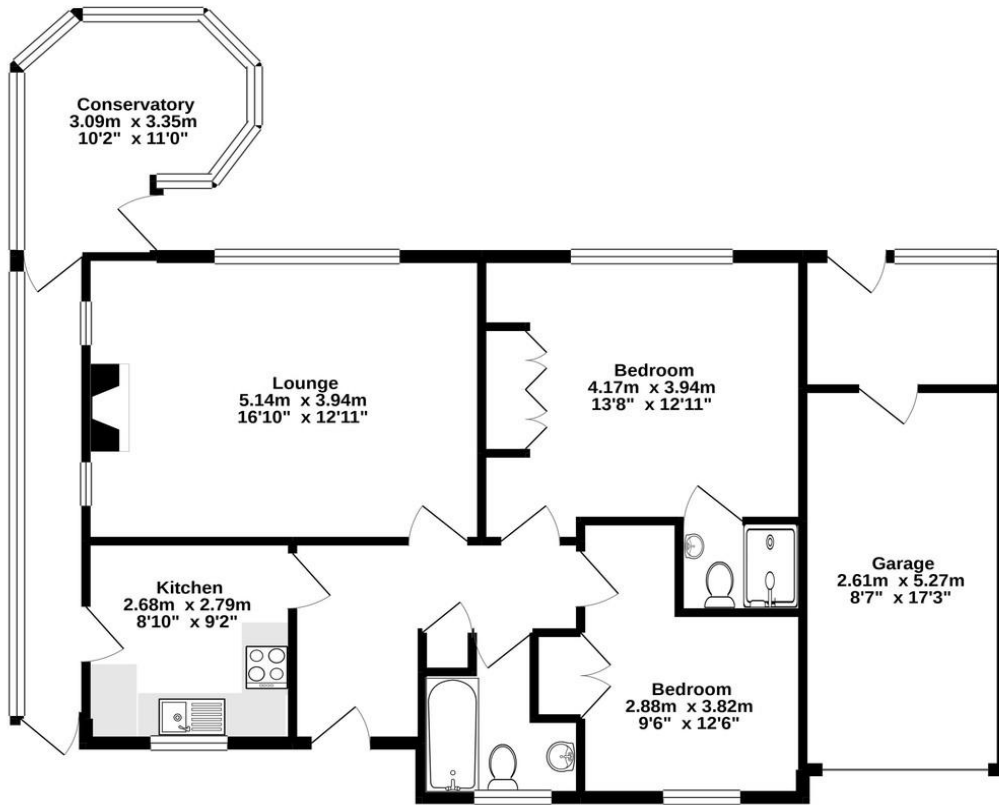
Teignmouth is a popular seaside resort on a stretch of red sandstone along the South Devon Coast. The town has a comprehensive range of facilities including local independent shops, bars and restaurants, a small hospital, the Den with a Green Flag Awarded children's play park and both state & independent schools. Teignmouth has a mainline rail service with commuter trains running to London Paddington daily. Access to the A380, A38 and M5 is within a few miles away with Torbay to the south and Exeter to the north.



Floor Plan

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

Ground Floor
98.2 sq.m. (1057 sq.ft.) approx.



TOTAL FLOOR AREA : 98.2 sq.m. (1057 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Directions:

Portland Avenue joins Higher Woodway Road where there is a local bus service. Higher Woodway Road joins New Road which joins Dawlish Road at one end and Exeter road at the other end.

SCAN QR CODE FOR GOOGLE MAPS



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