



A spacious detached family home in a very desirable location. Although the property requires some modernisation there are the foundations in place for this to be the perfect home. There is a large upstairs family space and three large bedrooms downstairs. A sizeable rear garden, double garage, driveway and sea views to enjoy whilst you relax.

49 Woodland Avenue | Teignmouth | TQ14 8UU





PROPERTY TYPE

Detached House  
Freehold



SIZE

1,243 sq ft



LOCATION

Town



AGE

1980s to 1990s



BEDROOMS

3



RECEPTION ROOMS

3



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Double Garage & Driveway



OUTSIDE SPACE

Garden



EPC RATING

48 E



COUNCIL TAX BAND

E



### in a nutshell...

- Spacious Three Bedroom Family Home
- Driveway Parking
- Double Garage
- Desirable Location
- Modernisation Required
- Good Size Garden
- Sea Views
- Large Living Space
- Peaceful Location
- Bags of Potential





## the details...

### THE PROPERTY

Located in the desirable area of Woodland Avenue is this three bedroomed detached family home. With a spacious corner plot, garage and driveway parking and plenty of space throughout, it really is the ideal place for family living. This is a very well built house requiring modernisation, it offers a great potential as a project to be a perfect home.

### STEP INSIDE

You step through the front door into a spacious hallway providing access to the lower ground floor and doors to primary rooms. This property is an upside down house so the bedrooms are all located downstairs.

On the right hand side of the hallway as you make your way through, there is a WC with toilet and wash hand basin. The next door we come to is the kitchen. This is a fantastic light and airy space with dual aspect windows and a double glazed door providing access to the garden. There is plenty of storage space both wall mounted and located under the work surface. There is plumbing and drainage for a washing machine, dishwasher, fridge freezer and currently an integral oven and hob. The main cooking area and utility area each have a separate sink with drainer and mixer tap over. In the corner of the kitchen is a large storage cupboard which can either become a utility space or larder.

Stepping back into the hallway and following it round to the right leads us to the lounge/diner. This room is simply stunning, there are three large windows in the lounge space and double patio doors in the dining room area which provides heaps of light into the room. Through these windows you have a fantastic sea view looking out towards Dawlish and on clear days views extend around the coast towards Exmouth and beyond. The room itself is spacious, offering the perfect hosting area for when friends and family come to visit. Through the double glazed doors there is a roof terrace offering a peaceful place to sit whilst enjoying the views. The balustrade has been removed and will require replacing for safety according to the new owners updated requirements. In the middle of the lounge is a feature fireplace. To the back of the lounge is a door through to the office/study. This space is big enough to be used as another bedroom.

### LOWER GROUND FLOOR

Downstairs you enter a spacious hallway which provides access to a large airing/storage cupboard and doors to further rooms.

There are three spacious bedrooms located on the lower ground floor and a large family bathroom. The bathroom has two windows letting in plenty of light, a large corner bath tub, low level WC, wash hand basin and space for a walk in shower cubicle. There is the potential for a Jack and Jill bathroom to be created between the main bedroom and also the ability to use some of the space the bathroom takes up for another smaller room.

Opposite the bathroom is the door through to the main bedroom. It is a large, light room with double doors out to the garden and plenty of space for furniture. There is also the added bonus of a dressing room/walk in wardrobe.

Towards the other end of the hallway are bedrooms two and three. Bedroom two is a spacious bedroom offering another light and airy space with plenty of room for wardrobes and bedroom furniture. Next door to bedroom two is bedroom three which is a slightly smaller double but has ample space and the benefit of under stair storage.

### OUTSIDE AND PARKING

The front of the house is well shielded from the road with high hedges and shrubs. There is space on both sides of the house and at the front to have planters, flower beds and shrubs. To the rear of the house is a good size turfed garden that is bordered by a paved walkway, trees and shrubs. To the bottom right of the garden is a large garden shed which has previously been used as a workshop. A lovely feature of this property is that it has a wrap around garden, perfect for those who love to be outside.

In the bottom left hand corner of the garden is a rear gate that leads out to the driveway and the large double garage. The garage has electric, power and lighting.

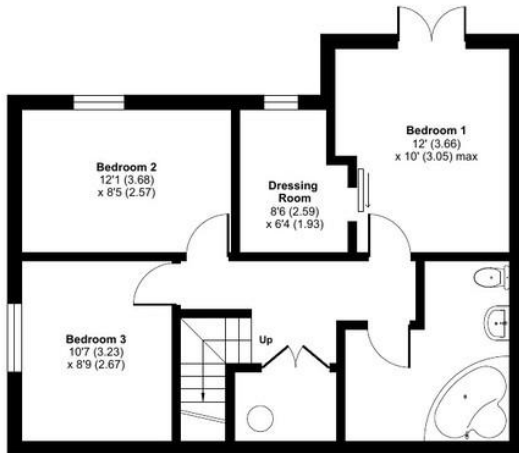
Tenure - Freehold  
Council Tax Band - E

the floorplan...

## Woodland Avenue, Teignmouth, TQ14

Approximate Area = 1243 sq ft / 115.4 sq m

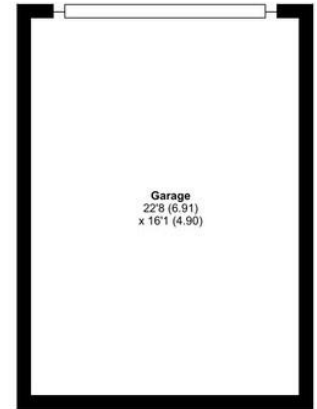
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LOWER GROUND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcbecon 2023. Produced for Ashtons Complete (Complete Property). REF: 1044115



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## 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, a new theatre, 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, the mainline railway station at Teignmouth and the International Airport at Exeter's convenient facilities.

### Shopping

Teignmouth Town Centre: 1.5 miles

Supermarket: Lidl 1.3 miles

### Relaxing

Beach: Sprey Point 1.4 miles

Eastcliff Park: 0.8 miles

Teignmouth Golf Course: 2.6 miles

### Travel

Bus stop: Minidab 0.2 miles

Train station: Teignmouth 1.3 miles

Main travel link: A380 5.3 miles

Airport: Exeter 18.2 miles

### Schools

Hazeldown Primary School: 1.5 miles

Teignmouth Community School: 1.7 miles

Trinity School: 1.2 miles

lease check Google maps for exact distances and travel times.

Property postcode: **TQ14 8UU**





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

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