



Located in the seaside town of Teignmouth is this characterful three-bedroom family home. Spacious throughout and benefiting from easy access to shops, local public transport links and both primary and secondary schools. There is a rear courtyard which offers a great space to relax.

29 Second Avenue | Teignmouth | TQ14 9DN





PROPERTY TYPE

Mid Terraced House



SIZE

945 Sq ft



LOCATION

Teignmouth



AGE

Victorian (1837 - 1901)



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Central Heating



PARKING

On Road Parking



OUTSIDE SPACE

Garden



EPC RATING

D 66



COUNCIL TAX BAND

B



in a nutshell...

- Rear Garden
- Close to Amenities
- Walking Distance to Local Primary Schools
- Well Presented Throughout
- Spacious Kitchen/Diner
- Walking Distance to Town Centre
- Three large bedrooms
- Laminate Flooring Throughout





the details...

THE PROPERTY

An opportunity to purchase a fabulous, mid-terraced, late Victorian, family home, with three bedrooms, and a courtyard garden, conveniently located within easy reach of the shops, beaches, and amenities, in the seaside town of Teignmouth.

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, a gap for a cooker and upright 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.

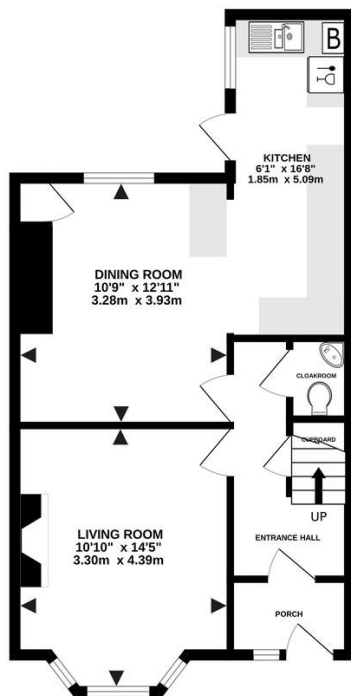
Upstairs, there are three bedrooms, two excellent doubles, one with a wardrobe built into the recess on one side of the chimney breast and a bay window, and a single, currently used as a study, ideal for those working from home. A family shower room contains a shower, a basin, and a WC, and the landing 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.

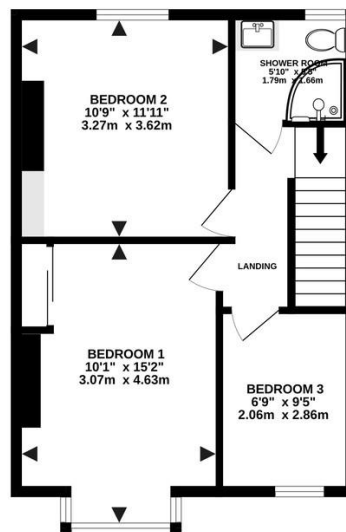


the floorplan...

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.

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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 and new theatre and a wide selection of bars and restaurants, and well-known shops and supermarkets including Lidl 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

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

Teignmouth Play Park: 1.1 miles

Travel

Bus Stop: 0.1 miles

Train Station: 0.7 miles

Exeter Airport: 17.7 miles

Schools

Primary: 0.6 miles

Secondary: 0.6 miles

Independent: 1.3 miles

Please check Google maps for exact distances and travel times.

Property postcode: TQ14 9DN

how to get there...

From our office on Wellington Street, follow Orchard Gardens to the roundabout and take a left. Continue along Exeter Road, passed Tesco Express and take a right onto Second Avenue. The property can be located on the left hand side.





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

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