



Teignmouth

3x  1x 

ENERGY RATING
C71

- Video Walk-through Available
- End of Terrace House
- 3 Bedrooms
- Lounge/Diner
- Fitted Kitchen & Bathroom
- Far-Reaching Views
- Gas Central Heating & Double Glazing
- Front & Rear Gardens
- Tucked Away Position
- Popular Seaside Town

Guide Price:
£235,000
FREEHOLD

30 Dunning Walk, Teignmouth, TQ14 9LN



1000s of homes sold in Teignbridge

78 Queen Street, Newton Abbot, Devon, TQ12 2ER

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An end of terrace, three-bedroom property presented to a high standard in a tucked away location within the seaside town of Teignmouth. With on road parking nearby, good sized gardens front and back and far-reaching views, this is the perfect property for a young family or first-time buyers looking to get on the property ladder.

The Accommodation:

Entering through the front door you are greeted by a traditional entrance hallway with the stairs to one side and access to all ground floor rooms. With neutral décor and much natural light, the hallway features modern laminate effect flooring. Overlooking the front garden is the kitchen with an excellent amount of storage on offer and worktop space. The kitchen also has space for a washing machine, tumble dryer, fridge/freezer, dishwasher and cooker. A large window, almost the full width of the room provides plenty of light and makes the kitchen a very inviting space. To the rear of the property is the lounge/diner. An excellent sized room with vinyl flooring, a feature gas fireplace, door to the rear garden and ample space for furniture with far-reaching views across the town.

Upstairs there is a central landing with access to the three bedrooms. The main bedroom has views across the rear garden and has contemporary feature panelling on one wall. The second bedroom is a good-sized double with a large window overlooking the front garden. The third bedroom is a very good-sized single bedroom currently used as an office and overlooks the rear garden. Finally, the family bathroom boasts a shower above the bath, WC, basin and space for an additional storage cupboard.

Outside:

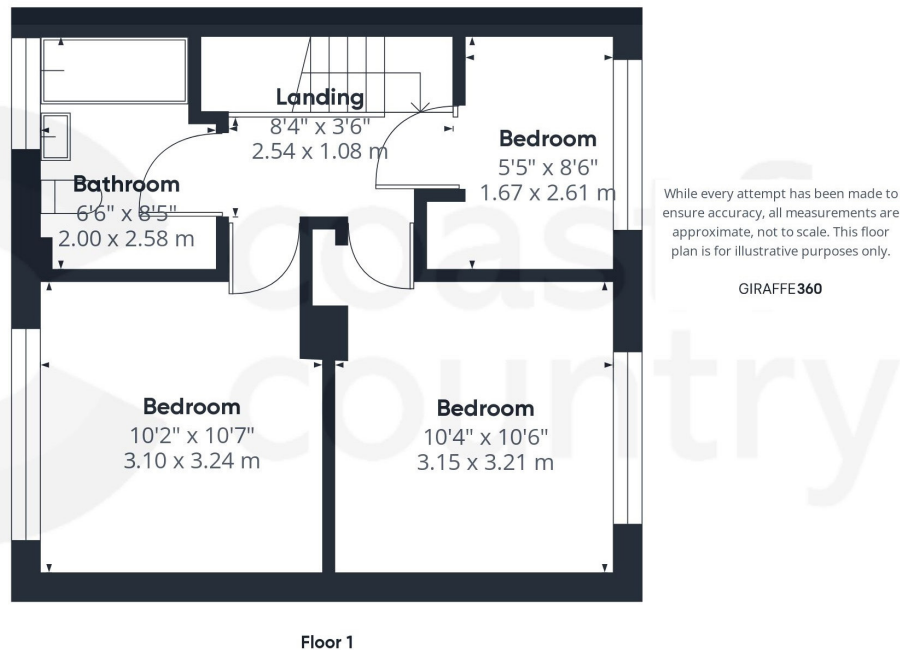
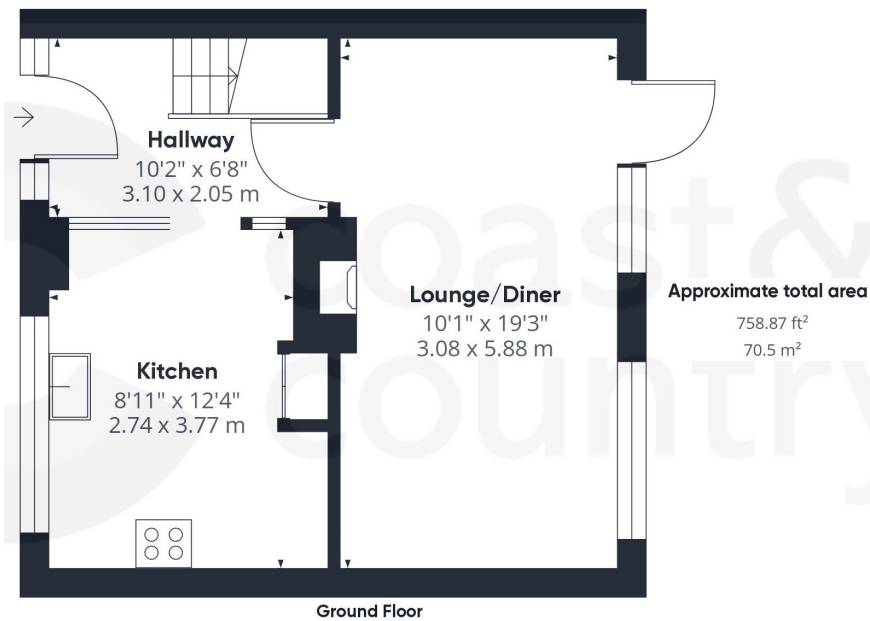
The property is accessed to the front by a communal pathway from Lake Avenue. The front garden slopes down from the path and is mostly laid to lawn with a couple of mature shrubs and there is a stepped pathway down one side of the garden to the front door. At the bottom of the front garden, there is a pathway which leads into the side garden where there is space for garden shed if required. The gate provides access to the rear garden. Of the back of the property is a large patio area to enjoy the south west facing sun and views, perfect for afternoon or evening dining. From the patio area is a gate leading to the lower garden level where there are mature trees and shrubs along with another space for garden shed and then access to the rear staircase providing access to the road below.

Directions:

From the Penn Inn Roundabout take the first exit onto the A381 heading towards Exeter. Take the first exit onto Ware Barton Junction. Take the third exit onto Teignmouth Road and follow for the next 3 miles heading into Teignmouth. Once in Teignmouth the road becomes Bitton Park Road, you go past the Tesco garage on your left, at the next traffic lights turn left onto Exeter Road/B3192. Head up the hill and take the left turning onto Higher Coombe Drive, take the first left onto Dear Park Avenue and then take the first right onto Lake Avenue, the path to the property can be found on the right hand side.



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Agents Notes:

Council Tax: Currently Band B

Tenure: Freehold

Mains water. Mains drainage. Mains gas. Mains electricity.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes \pm 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.