



38 Gilbert Avenue, Teignmouth

Teignmouth

Guide Price £320,000



# 38 Gilbert Avenue

Teignmouth, Teignmouth

Discover this exceptional modern family residence, perfectly situated in the highly desirable Teign Gardens development, just moments away from Coombe Valley Nature Reserve, a children's play park, a local primary school, and convenient shopping.

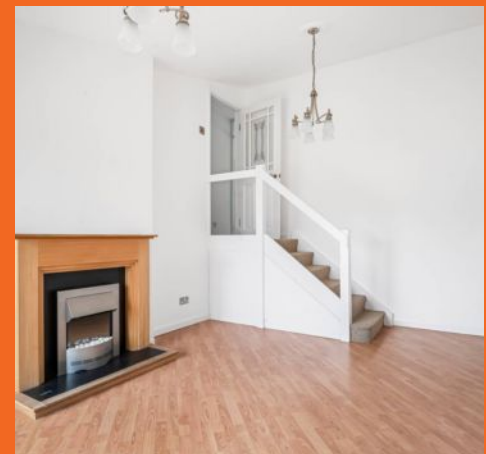
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Bespoke family home situated in the highly sought after 'Teign Gardens' development
- Close to Coombe Valley Nature Reserve, playpark, primary school and shop
- Three bedrooms plus large attic and modern family bathroom
- Recently installed fitted kitchen open plan into family dining room overlooking rear garden
- Integral garage which could be converted into additional living space subject to the relevant consents
- Potential to create separate annex for dependant relative or provide home and income
- Ideal family gardens with lawned and patio areas
- Excellent Decor throughout
- ready for immediate vacant possession - NO chain





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Teignmouth, Teignmouth

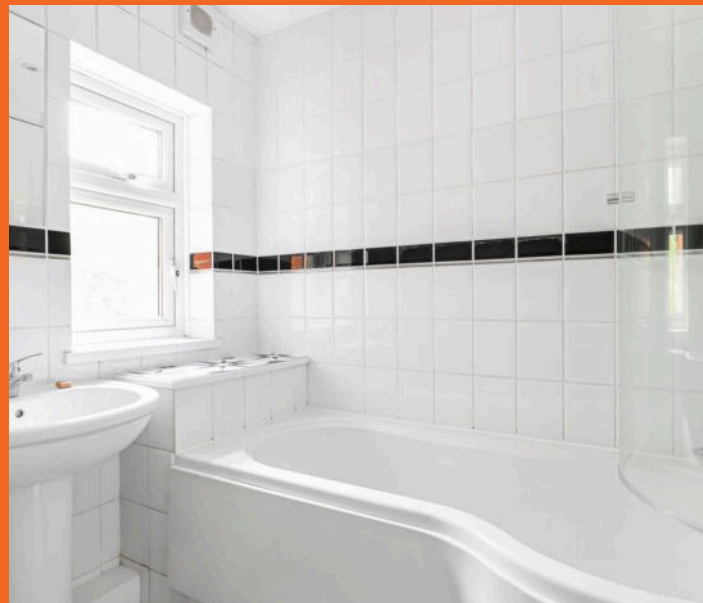
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## REAR GARDEN

Step into a garden that wraps its arms around you, embraced by greenery and light. This private secluded area provides a combination of terraced lawns and feature stone walls. Discover multiple serene spots to unwind or cultivate your own vegetable plot. Enjoy the sun-drenched charm and privacy of this suntrap oasis, complete with a beach hut-themed bar for al fresco dining and entertaining. Additional paved areas to accommodate you garden furniture. Wooden shed for storage.

## FRONT GARDEN

Embrace the serenity of this gardener's paradise! Nestled among mature trees, this wrap around expansive garden beckons and endless possibility to personalise. The front lawn offers potential for additional parking, while the side and rear gardens promise tranquillity and privacy, thanks to neighbouring trees and bushes.

## DRIVEWAY

1 Parking Space

Driveway to accommodate one vehicles.

## GARAGE

Single Garage

Enjoy the luxury of additional parking with the garage, which can also serve as a workshop and storage space for all your hobby equipment.





# Gilbert Avenue, Teignmouth, TQ14

Approximate Area = 1129 sq ft / 104.8 sq m

Limited Use Area(s) = 85 sq ft / 7.8 sq m

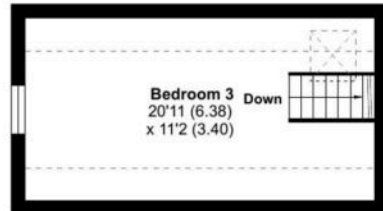
Outbuilding = 164 sq ft / 15.2 sq m

Total = 1378 sq ft / 127.8 sq m

For identification only - Not to scale



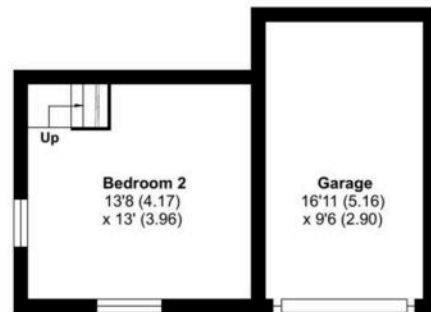
Denotes restricted  
head height



FIRST FLOOR



GROUND FLOOR



LOWER GROUND FLOOR



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecom 2024. Produced for NXMVE Group Ltd (Nexmove). REF: 1133948



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