



6 Barham Avenue, Teignmouth

Teignmouth

Guide Price £300,000



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Teignmouth, Teignmouth

Fantastic opportunity to own a stunning three-bedroom family home in a highly desirable residential development. This property boasts a convenient double driveway and a private enclosed rear garden.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Impressive family home located within highly desired development on the south after Eastern side of Teignmouth
- Excellent access to commute roads to town centre, local schools and Exeter
- Spacious living room overlooking gardens
- Attractive light kitchen overlooking front gardens
- Three bedrooms
- Family bathroom and en suite shower room
- Double driveway providing parking
- Front and rear gardens
- Gas central heating and double glazing







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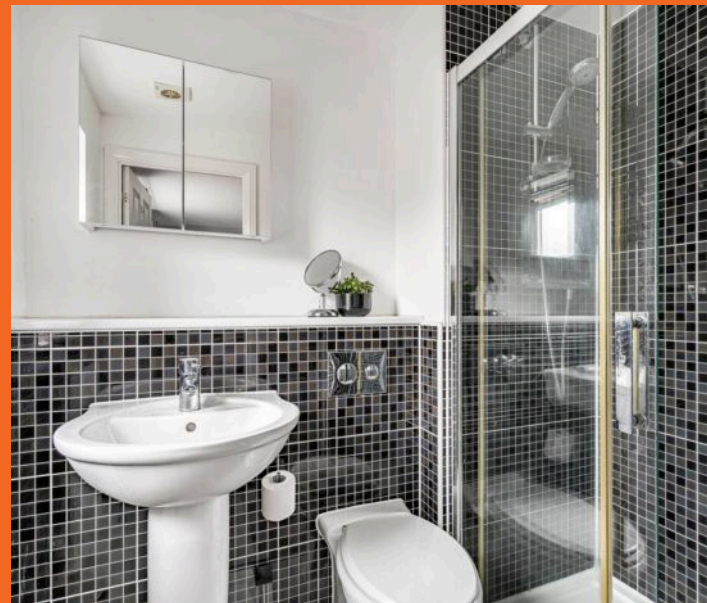
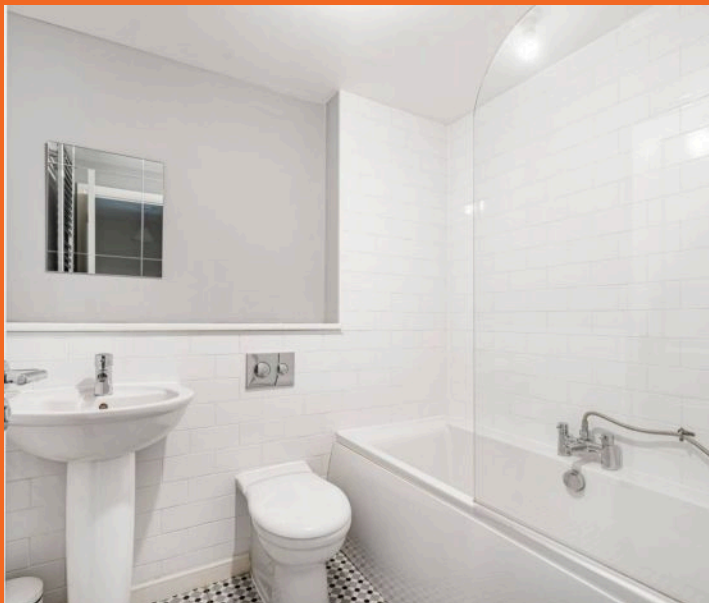
## GARDEN

Gated access to the rear gardens. An outside water tap enhances practicality. The rear garden, accessible via the reception rooms, is fully enclosed and boasts a paved pathway leading to a spacious patio/seating area. The gardens are predominantly laid to lawn, accentuated by a gravel bed and a timber garden shed with a power supply. Stepping stones traverse the lawn to an upper terrace featuring a sun deck and an additional level lawn area. This fully enclosed outdoor space is perfect for children and pets and enjoys abundant sunlight.

## DRIVEWAY

2 Parking Spaces

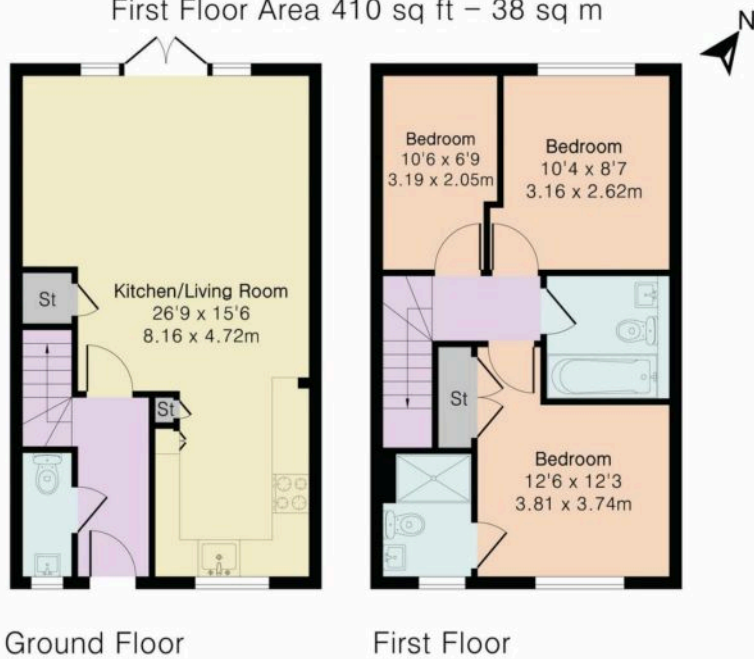
The front of the property is approached over a double tarmac driveway providing OFF-ROAD PARKING for two vehicles.



**Approximate Gross Internal Area 820 sq ft - 76 sq m**

Ground Floor Area 410 sq ft – 38 sq m

First Floor Area 410 sq ft – 38 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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