



- A SUPERB TERRACED FAMILY HOME IN GOOD ORDER THROUGHOUT
- CONVENIENTLY LOCATED FOR ACCESS TO TOWN AND BEACH
- SPACIOUS HALLWAY
- MODERN FITTED KITCHEN BREAKFAST ROOM
- OPEN PLAN LOUNGE/DINING ROOM
- SEPARATE CLOAKROOM/WC
- FOUR BEDROOMS, FAMILY BATHROOM
- OFF ROAD PARKING, FRONT AND REAR GARDENS

## Westbrook Avenue, Teignmouth, TQ14 9EL

£330,000

A superb terraced family home conveniently located with easy access to Teignmouth town centre, Shaldon, Teignmouth's mainline railway station and just a short walk from Teignmouth seafront, beach and river beach. Offered in good decorative order throughout with uPVC double glazing and gas central heating throughout the property and a modern fitted kitchen and bathroom. With extensive accommodation over four levels, off road parking to front and rear, and attractive enclosed rear garden. The property briefly comprises; spacious hallway, modern fitted kitchen breakfast room, open plan lounge dining room, separate cloakroom, four bedrooms, family bathroom, gardens and parking.



## Property Description

uPVC obscure double glazed entrance door with leaded lattice-work and floral motif leading to...

### ENTRANCE HALL

Spacious hallway with stairs to upper and lower floors, radiator. Two uPVC double glazed windows to the rear aspect. Hatch to under stairs store cupboard. Door through to...

### OPEN PLAN LOUNGE DINING ROOM

#### LOUNGE AREA

uPVC double glazed squared bay window overlooking the front aspect. Radiator. Tiled fireplace and hearth with inset coal effect gas fire with wooden surround and mantle over. Open through to the...

#### DINING AREA

Radiator, cupboards with slatted shelving also housing wall hung Worcester gas boiler providing the domestic hot water supply and gas central heating throughout the property, uPVC double glazed French patio doors with outlook over the rear gardens and giving access onto an enclosed private BALCONY with attractive balustrading.

Stairs down to...

### KITCHEN/BREAKFAST ROOM

Modern fitted kitchen with range of cupboard and drawer base units under counter tops with corresponding splash backs, plumbing for washing machine, corner carousel unit, space for cooker, chimney style extractor hood over, sliding shelf unit, space for upright fridge freezer, one and a half bowl stainless steel drainer sink unit with mixer tap over, uPVC double glazed window overlooking the rear gardens, radiator, useful under stairs recess. Space for table and chairs. Door to cloakroom and uPVC double glazed door giving access to the rear gardens.

### CLOAKROOM

WC, wash hand basin set onto high gloss vanity unit, uPVC obscure double glazed window.





Stairs rising to the...

### LANDING

Doors to...

### BEDROOM ONE

uPVC double glazed window overlooking the front aspect and approach, radiator, range of fitted wardrobes with hanging rail and fitted shelving.

### BEDROOM TWO

uPVC double glazed window overlooking the rear aspect with views over Ringmore and open farmland. Radiator. wash hand basin with tiled surround, fitted mirror, shaver light and socket.



### BEDROOM THREE

uPVC double glazed window to front aspect, radiator, picture rail.

### FAMILY BATHROOM

Modern fitted bathroom with oval bath, centralised mixer tap, low level WC, shower cubicle with glazed sliding door/screen, fitted dual function shower, wash hand basin set onto vanity unit, ladder style towel rail/radiator, uPVC obscure double glazed window.

Door and stairs leading to...

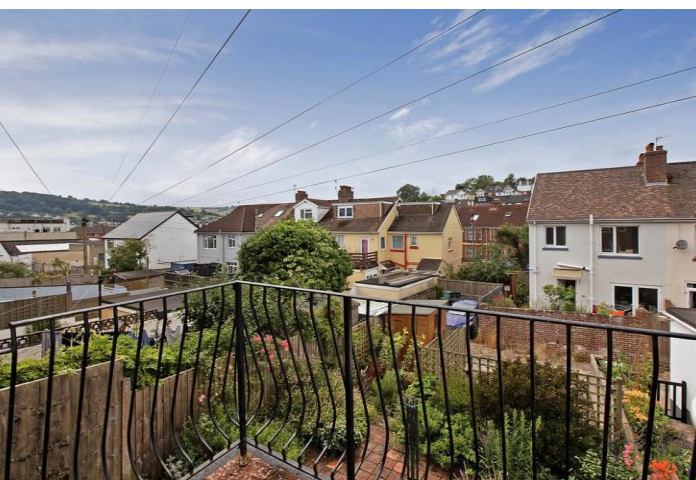
### UPPER FLOOR

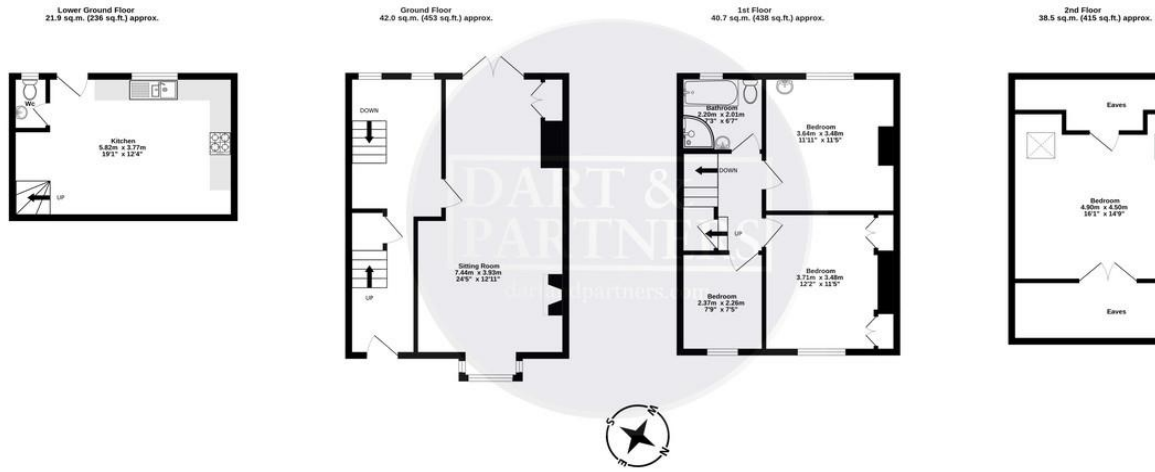
### BEDROOM FOUR

Two skylight windows with inset blinds overlooking the rear aspect, radiator, hatch to eaves storage, range of deep fitted wardrobes.

### OUTSIDE

The front of the property is approached over a concrete pathway with flower bed borders leading to the main entrance. OFF ROAD PARKING. Attractive balustrading. Gated access to the main entrance. To the rear, accessed from the kitchen breakfast room, is an enclosed Mediterranean style garden with a paved patio with well stocked gravel bed borders and a





**TOTAL FLOOR AREA : 143.2 sq.m. (1542 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Awaiting  
EPC

pathway leading to a rear gated access and additional OFF ROAD PARKING area. Timber garden shed, outside water tap.

MATERIAL INFORMATION - Subject to legal verification

Freehold  
Council Tax Band C

\*\*This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.\*\*

\*\*Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.\*\*



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