



- CONVENIENTLY LOCATED END TERRACE PROPERTY
- RIVER AND RURAL VIEWS FROM THE REAR ELEVATION
- NEWLY FITTED KITCHEN DINING ROOM
- LOUNGE, TWO BEDROOMS
- NEWLY INSTALLED SHOWER ROOM
- FRONT AND REAR ENTRANCES
- UPVC DOUBLE GLAZING, GAS CENTRAL HEATING
- NO ONWARD CHAIN

Bitton Park Road, Teignmouth, TQ14 9DQ

£185,000

Opportunity to purchase an end terraced cottage having undergone a complete program of modernisation/refurbishment and now offered in new home condition. Conveniently located with easy access to Teignmouth town centre, seafront, beaches and railway station and a short level walk to Shaldon bridge and Shaldon. There are views into the Teign estuary, Shaldon and open farmland beyond from the rear elevation and the property is offered for sale with **NO ONWARD CHAIN**.



## Property Description

Composite entrance door giving access into...

### MODERN FITTED KITCHEN/DINING ROOM

Two uPVC double glazed windows overlooking the front aspect with fitted blinds. Newly installed kitchen with a range of high gloss base units under wood effect work surfaces with corresponding splash backs, integrated electric oven with four ring gas hob and chimney style extractor over, integrated dishwasher, space and plumbing for a washing machine, space for upright fridge freezer, corresponding eye level units, recessed spotlighting, radiator, space for table and chairs.

### LOUNGE

Two uPVC double glazed windows to front aspect with fitted blinds. Radiator. Louvre doors to two deep storage cupboards.

### BEDROOM

Two uPVC double glazed windows overlooking the rear aspect with views into the nearby river Teign estuary taking in Shaldon, Shaldon bridge, Ringmore and open farmland beyond. Radiator, wall hung Ideal gas boiler providing the domestic hot water supply and gas central heating throughout the property.

### SHOWER ROOM

Newly fitted shower room with deep tiled shower cubicle with recessed shelving, fitted dual function shower, recessed spotlighting, extractor fan, glazed shower screen, WC with concealed plumbing, display shelving, wash hand basin set into high gloss vanity unit, fitted illuminated mirror, uPVC obscure double glazed window, ladder style towel rail/radiator.

### INNER HALLWAY

uPVC double glazed window to rear aspect with views across the Teign estuary to Shaldon. Stairs down to...





### BEDROOM

Radiator, under stairs storage area, uPVC double glazed window to rear aspect, uPVC double glazed door giving a secondary access point.

MATERIAL INFORMATION - Subject to legal verification

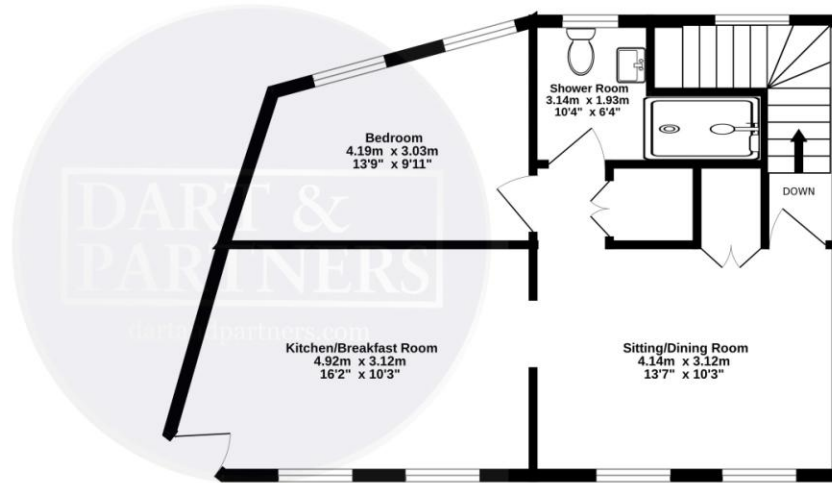
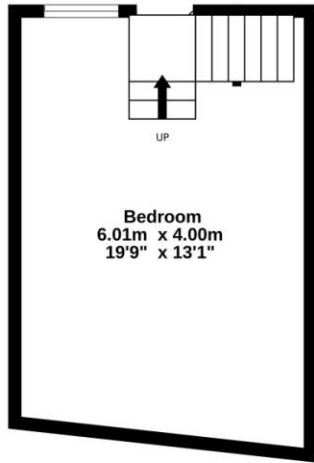
Freehold  
Council Tax Band TBC

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23.2 sq.m. (249 sq.ft.) approx.

49.3 sq.m. (531 sq.ft.) approx.



TOTAL FLOOR AREA : 72.5 sq.m. (780 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements