



- WELL PRESENTED SEMI DETACHED FAMILY HOME
- POPULAR RESIDENTIAL AREA
- SEA VIEWS
- DUAL ASPECT LOUNGE WITH LOG BURNER
- MODERN FITTED KITCHEN
- GROUND FLOOR SHOWER ROOM
- FIRST FLOOR BATHROOM
- THREE BEDROOMS
- ENCLOSED FRONT AND REAR GARDENS

Coleman Avenue, Teignmouth, TQ14 9DU

Guide Price £275,000

A well presented semi-detached family home situated in a popular residential area. The accommodation briefly comprises; dual aspect sitting room/lounge with fitted log burner, well appointed modern fitted kitchen/dining room, ground floor shower room, utility/boot room, three bedrooms and family bathroom. Enjoying good sea views. Fully enclosed front and rear gardens.



Property Description

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Obscure glazed canopied entrance door with courtesy lighting into...

ENTRANCE HALLWAY

Radiator. Stairs to upper floor. Doors to...

SITTING ROOM/LOUNGE

Dual aspect sitting room/lounge with uPVC double glazed window overlooking the enclosed front and rear gardens, radiator, recessed fireplace with inset FDC wood burner with attractive tiled hearth and attractive wood and stone effect surround and mantle, multi-paned interconnecting door through to the...

KITCHEN/DINING ROOM

Also accessed from the entrance hallway. Dining area with uPVC double glazed window overlooking the front gardens with far reaching sea views, radiator. Wooden flooring which continues through to the kitchen area, recessed spotlighting. Modern fitted kitchen with a range of cupboard and drawer base units under laminate counter top, space for range cooker, integrated wine rack, dishwasher and fridge, Lamona one and a half bowl sink unit with mixer tap over, metro tiled splash backs, corresponding eye level units, cupboard housing a wall mounted Vaillant gas boiler providing the domestic hot water supply and gas central heating throughout the property, chimney style extractor hood, further base and eye level units, additional counter top, door to under stairs store cupboard, two uPVC double glazed windows overlooking the rear gardens.

uPVC obscure double glazed door through to...





UTILITY/BOOT ROOM

Doors giving access to both the front and rear gardens, uPVC obscure double glazed window, quarry tiled flooring, space for upright fridge freezer, fitted shelving, space and plumbing for washing machine, further appliance space.

SHOWER ROOM

Tiled floor, part tiled walls, shower cubicle with glazed screen, dual function shower, low level WC, pedestal corner wash hand basin, uPVC obscure double glazed window, fitted extractor.

Stairs rising to...



FIRST FLOOR LANDING

uPVC double glazed window overlooking the rear aspect and gardens, hatch and access to loft space. Doors to...

BEDROOM ONE

Dual aspect with uPVC double glazed windows to the side and front of the property enjoying panoramic views extending from Haldon moor in an easterly direction over Teignmouth and out to sea taking in the Ness. Radiator.

BEDROOM TWO

uPVC double glazed window enjoying the aforementioned sea views, radiator.

BEDROOM THREE

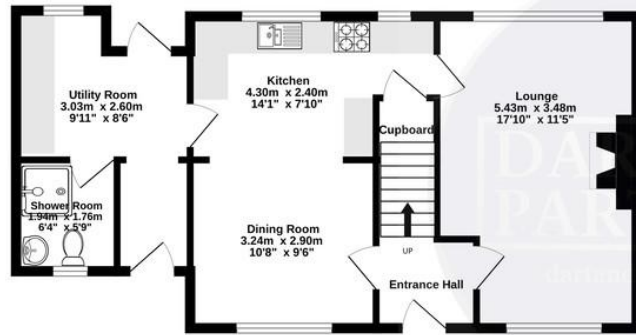
uPVC double glazed window overlooking the enclosed rear gardens, radiator.

BATHROOM

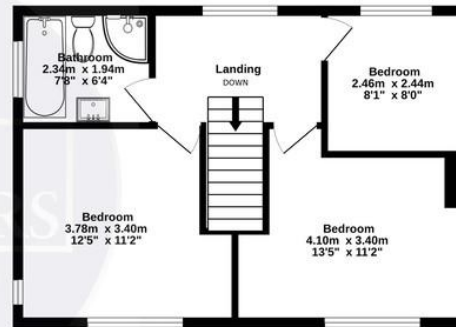
Modern white suite comprising double ended bath with centralised mixer tap and shower attachment, pedestal wash hand basin, low level WC, shower cubicle with sliding glazed door and screen, fitted dual function shower, tiled to the shower enclosure, fitted extractor recessed spotlighting, uPVC obscure double glazed window, ladder style towel rail/radiator.



Ground Floor
54.1 sq.m. (582 sq.ft.) approx.



1st Floor
42.0 sq.m. (452 sq.ft.) approx.



OUTSIDE

The property is approached over a pedestrian pathway with gated access to a fully enclosed front garden. A paved pathway divides the front gardens into two areas of level lawn with well stocked mature flower bed borders. The paved pathway continues to a patio/seating area which in turn leads to the main entrance. The pathway continues to the side of the property with access through to the utility/boot room. Outside water tap. Courtesy lighting. To the rear of the property there is an enclosed garden with raised retained slate bed, gravel pathway, steps up to a paved sun terrace which enjoys the passage of the sun throughout the day. Timber log store. Outside water tap. Enclosed area of level lawn, ideal for those with small children and/or pets. Timber garden shed.

MATERIAL INFORMATION - Subject to legal verification

Freehold
Council Tax Band B

Please note: Garages are available to rent in a nearby block via Teign Housing at additional cost (subject to availability).

TOTAL FLOOR AREA : 96.1 sq.m. (1034 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
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		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