



- MODERN EXTENDED SEMI-DETACHED PROPERTY
- IN POPULAR RESIDENTIAL LOCATION
- SITTING ROOM/LOUNGE, KITCHEN DINING ROOM
- GROUND FLOOR BEDROOM AND SHOWER ROOM
- LARGE FIRST FLOOR BEDROOM (FORMERLY BEDROOMS 1 & 3)
- FURTHER FIRST FLOOR BEDROOM, MODERN SHOWER ROOM
- GARDEN LEVEL UTILITY AREA AND OFFICE/STUDY
- FRONT AND REAR GARDENS, GARAGE, PARKING
- UNDER HOUSE STORAGE AREA
- NO ONWARD CHAIN

Grenville Avenue, Teignmouth, TQ14 9NJ

£315,000

Opportunity to purchase a modern and extended semi-detached family home with accommodation over three levels briefly comprising; lounge, kitchen dining room, ground floor bedroom and shower room, large first floor bedroom (formerly bedrooms 1 & 3), further first floor bedroom and modern shower room, garden level utility and office/study, under house storage, gardens, garage and parking. Situated in a quiet cul de sac in a popular residential location, close to both primary and secondary schools and a short walk from the Coombe Valley nature reserve. The property is offered with NO ONWARD CHAIN.



Property Description

uPVC obscure double glazed entrance door into...

ENTRANCE PORCH

uPVC obscure double glazed windows, wood effect flooring.
Door through to...

SITTING ROOM/LOUNGE

uPVC double glazed window overlooking the front aspect,
continuation of wood effect flooring, two radiators. Door to...

HALLWAY

With stairs rising to the first floors. Doors to...

KITCHEN/DINING ROOM

KITCHEN AREA: Range of Cathedral style cupboard and drawer base units under counter-tops with integrated dishwasher, wine rack, one and a half bowl drainer sink unit with mixer tap over, space for fridge, integrated freezer, corner carousel unit, four ring gas hob with concealed extractor, tiled splash backs, corresponding eye level units, integrated Neff double oven, recessed spotlighting, glazed display cabinets, breakfast bar, uPVC double glazed window overlooking the rear aspect with far reaching rural views, hatch to under-stairs store cupboard. **DINING AREA:** Space for table and chairs, recessed spotlighting, radiator, uPVC double glazed window overlooking the rear gardens with pleasant views across the Coombe Valley nature reserve towards Haldon moor.

INNER HALLWAY

Skylight, radiator, door to deep linen cupboard. Courtesy door to GARAGE and doors to...

GROUND FLOOR BEDROOM

uPVC double glazed window overlooking the rear gardens and enjoying the far reaching rural views, radiator.

SHOWER ROOM

Tiled shower cubicle with glazed door/screen, fitted Mira shower, fitted extractor, WC, wash hand basin.





From the hallway, stairs lead to the...

FIRST FLOOR LANDING

Hatch and access to loft space, louvre doors to cupboard with slatted shelving and high level storage over. Doors to...

LARGE BEDROOM

Formerly bedrooms one and three which have been opened up to provide a large main bedroom. With two uPVC double glazed windows overlooking the front aspect, picture rail, two radiators.

BEDROOM

uPVC double glazed window with views over the rear gardens and aspect with panoramic rural views from Haldon moor across the Coombe Valley nature reserve to rural Bishopsteignton and beyond. Radiator, range of deep built in wardrobes with hanging rail and fitted shelving, drawer units with high level storage over.



MODERN FITTED SHOWER ROOM

Shower cubicle with sliding glazed door and screen, fitted shower, wash hand basin set into high gloss vanity unit, low level WC, radiator, shaver socket, mirror fronted medicine cabinet, uPVC obscure double glazed window.

From the inner hallway, stairs descending to...

GARDEN LEVEL

Radiator. Door through to...

UTILITY ROOM

Base units under laminate rolled edge work surfaces, single drainer stainless steel sink unit, plumbing for washing machine, uPVC double glazed window overlooking the rear gardens, further appliance space, radiator, door giving access to the rear gardens and continuation of the utility room to a...

OFFICE/STUDY/PLAY ROOM

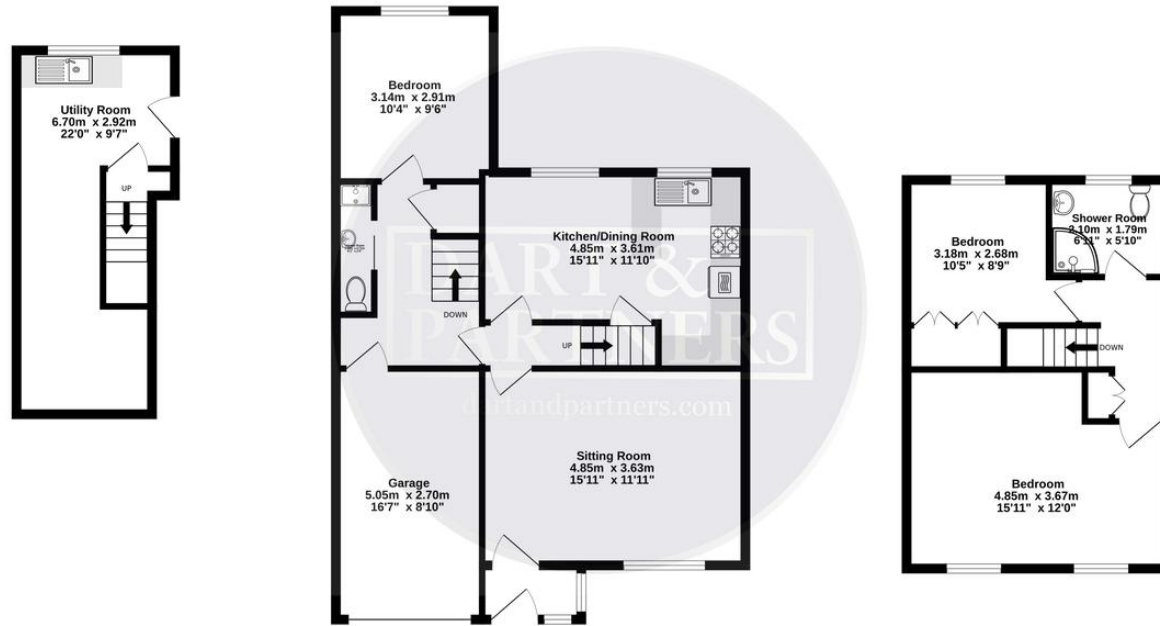
Radiator.



Lower Ground Floor
17.2 sq.m. (152 sq.ft.) approx.

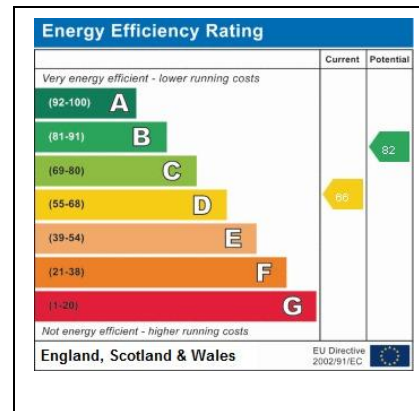
Ground Floor
67.8 sq.m. (731 sq.ft.) approx.

1st Floor
34.2 sq.m. (373 sq.ft.) approx.



TOTAL FLOOR AREA : 120.4 sq.m. (1296 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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OUTSIDE

The property is accessed over a brick paviour driveway providing TANDEM PARKING and leading to the ATTACHED GARAGE. Raised retained flower beds bordering an area of level lawn. Immediately to the front of the property is a paved patio and access to the main entrance. to the rear are fully enclosed gardens, accessed from the utility room. Pathway with steps up to an upper paved sun terrace enjoying rural views and overlooking the rear gardens. Lower paved patio/seating area. Further terrace with inset octagonal paving. Steps down to a formal enclosed lawn, ideal for those with small children and/or pets. Door through to UNDER HOUSE STORAGE housing wall mounted Ideal gas boiler providing the domestic hot water supply and gas central heating throughout the property. Power and lighting. The under house provides ample storage.

GAR AGE

With electronically operated roller door. Power and lighting. Plumbing for washing machine and further appliance space. Laminate counter-top.

MATERIAL INFORMATION - Subject to legal verification

Freehold

Council Tax Band C



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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