



2 Bitton Avenue, Teignmouth, TQ14 8HD

£275,000 Freehold

End Terrace Period Property • Spacious Accommodation • Short Stroll to Town & Beaches • Two Receptions • Large Kitchen/Diner • Four Bedrooms • Retaining Some Original Features • Sunny Enclosed Rear Courtyard • No Chain • EPC - D

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This substantial end terraced period property offers spacious accommodation over three floors with two receptions, four bedrooms, family bathroom and additional WC. There is a sunny rear courtyard and the property sits in a convenient location, just a short stroll to the town and beaches.

Stepping into the entrance porch with tiled flooring, a further glazed door enters the entrance hallway where stairs with storage beneath rise to the first floor and doors lead off to the two receptions and kitchen/diner.

The living room is a lovely large room with high ceiling and original period decorative cornice. A bay window overlooks the front and there is an original fireplace with hearth and grate housing gas fire.

A second generous reception overlooks the rear.

The kitchen/dining room again a generous size, is fitted with a range of base and wall units with tiled worktop and splash backs. There is an integrated electric oven and grill and four ring gas hob with extractor above.

There is plumbing and space for a washing machine and dishwasher with space for further appliances. The Vaillant boiler is mounted on the wall and a half glazed door leads out to the rear courtyard. The room provides ample space for dining furniture.

Ascending the stairs to a half landing is the family bathroom with bath, separate shower cubicle, pedestal wash hand basin and low level WC. There is access to the loft space and an obscure glazed window to the side. A useful separate, additional WC has an obscure glazed window. A generous double bedroom has a front aspect with two windows flooding the room with natural light and a further bedroom on this level has a rear aspect. Ascending the stairs to the second floor, are two further bedrooms. One is dual aspect with windows to the side and front giving beautiful views over the rooftops across the sea and estuary taking in Teignmouth's back beach and rolling hills towards the Ness and Ringmore. A further bedroom has a rear aspect.

The Vendor advises that the rear courtyard is due to be repainted shortly, prior to completion of sale.

The front of the property has a low wall boundary with steps approaching the front door.

An enclosed sunny courtyard, large enough for garden furniture, has lighting and an outside tap with a courtesy gate opening to Clay Lane.

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Tenure: Freehold

Council Tax Band B: 1,913.33 per year

Mains Services: Water, Electric & Gas all connected

Broadband Speed - Ultrafast 1000 Mbps (According to OFCOM)



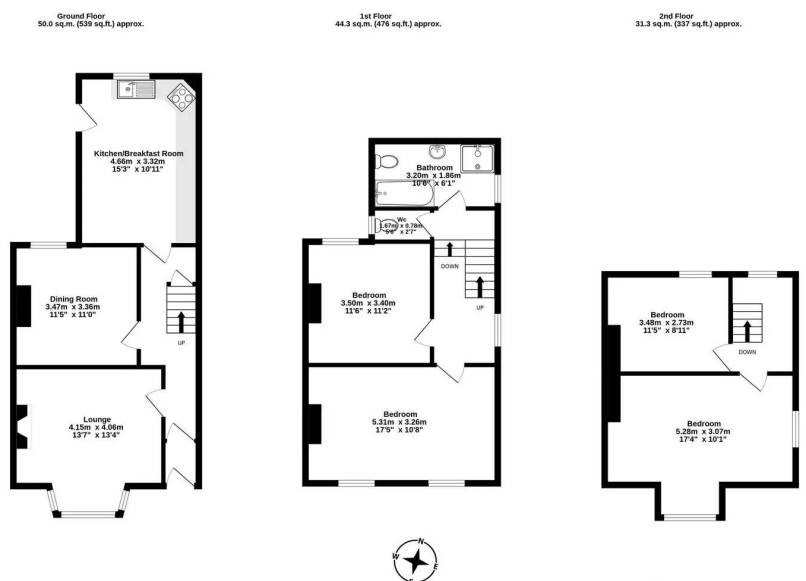
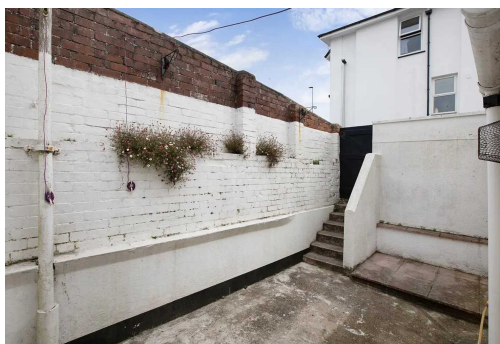
MEASUREMENTS:

- Lounge 13' 7" x 13' 4" (4.15m x 4.06m),
- Dining Room 11' 5" x 11' (3.47m x 3.36m),
- Kitchen/Dining Room 15' 3" x 10' 11" (4.66m x 3.32m),
- Bedroom 17' 5" x 10' 8" (5.31m x 3.26m),
- Bedroom 11' 8" x 11' 2" (3.5m x 3.4m),
- Bathroom 10' 6" x 6' 1" (3.2m x 1.86m),
- WC 5' 6" x 2' 7" (1.67m x 0.78m),
- Bedroom 17' 4" x 10' 1" (5.28m x 3.07m),
- Bedroom 11' 5" x 8' 11" (3.48m x 2.73m)



Teignmouth is a popular seaside resort on a stretch of red sandstone along the South Devon Coast. It is a coastal town that has a historic port and working harbour, with a Victorian Pier and promenade.

There are sandy sea and river beaches excellent for sailing and water sports with two sailing clubs and a diving school.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 reparability or efficiency can be given. Made with MetreX 02024