



9 Grove Avenue, Teignmouth, TQ14 9HS

£250,000 Freehold

Mid Terrace Cottage • Close to Town & Beaches • Lounge/Diner • Kitchen • Downstairs WC • Two Bedrooms • Enclosed Courtyard Garden • Bathroom • No Chain • EPC - C

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the key to your home



Entering the property, there is hanging for coats and a half glazed door opens to the entrance hallway where there is a door off to the lounge/Dining Room.

The lounge has a window overlooking the front and a brick built fireplace with slate hearth houses an electric stove effect fire. An opening flows through to the dining area which has useful built in storage, a glazed door to the rear courtyard and opening to the kitchen which has two windows overlooking the side. The modern kitchen, fitted with a range of base and wall units with work top has an integrated electric oven and four ring electric hob and there is space for a fridge/freezer. The separate utility area has additional storage with worktop and the Baxi boiler is mounted on the wall. There is plumbing and space for a washing machine with space for further appliances and a door opens to the useful downstairs WC with wash hand basin.

Ascending the stairs to the spacious landing, there are doors off to the bedrooms and bathroom and there is a large storage cupboard and access to the loft space.

There are two bedrooms, one of which overlooks the front of the property. The other bedroom overlooks the rear and has original fireplace with grate.

The bathroom comprises bath with shower attachment and screen, separate shower cubicle, wash hand basin in counter with storage below and low level dual flush WC. There is an obscure glazed window to the side.

The property has an enclosed rear courtyard large enough for potted plants and garden furniture.

There is an outside tap.



Tenure: Freehold

Council Tax Band A: £1,640 per year

Mains Services: Gas, Electric & Water all connected

Broadband: Ultrafast 1000 Mbps (According to OFCOM)



MEASUREMENTS:

Lounge 10' 11" x 9' 11" (3.33m x 3.02m),

Dining Room 11' 2" x 9' 3" (3.4m x 2.83m), 7' 3" x 6' 9" (2/2m x 2.05m),

Utility 8' 6" x 6' 6" (2.59m x 1.98m),

Bedroom 13' 7" x 10' 10" (4.14m x 3.31m),

Bedroom 11' 2" x 8' 1" (3.4m x 2.46m),

Bathroom 9' 1" x 6' 10" (2.78m x 2.08m)

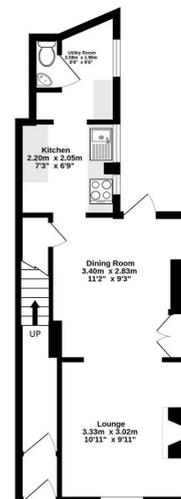


Teignmouth is a popular seaside resort on a stretch of red sandstone along the South Devon Coast. It is a coastal town that has a historic port and working harbour, with a Victorian Pier and promenade.

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



Ground Floor
35.2 sq.m. (373 sq.ft.) approx.



1st Floor
33.0 sq.m. (353 sq.ft.) approx.



TOTAL FLOOR AREA: 68.2 sq.m. (734 sq.ft.) approx.
Where every property is shown, it is shown as a guide only. The actual area of the property is subject to measurement. All areas, volumes, floors and any other parts are measured off the finished ground level. Measurements are approximate and not guaranteed. The plan is for illustrative purposes only and does not constitute an offer of any prospective purchase. The intended, current and prospective owners have not been tested and no guarantee has been given.

