



## 6 Coombe Avenue, Teignmouth

£285,000 Freehold

Lounge/Dining Room • Good Size Kitchen/Breakfast Room • Lovely Views of Estuary/Shaldon • Bath/Shower Room • Under House Storage/Workshop • Front and Rear Gardens • Walking Distance to Town • EPC- D

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the key to your home



Set down from the road, nestled on the hillside, is this charming semi detached house, one of eight, with lovely town and estuary views. A pathway next to the property leads to the road below with access to bus stops, Tesco Express and walks to the town and beach. Access from Coombe Vale Road is through a gateway, making this property private and tucked away.

A composite glazed front door leads into the inner hallway with an attractive leaded light door that opens onto the hallway where there are stairs to the upper floor and doors off to the principal rooms. The Lounge/Dining room is a great size and an extremely light room benefitting from a bay uPVC window to the front aspect, a further uPVC window to the side, an attractive open fireplace with oak surround and brick hearth, two radiators and a door back into the hallway.

The kitchen is fitted with a modern range of units with block wood work surfaces, inset one and a half bowl sink with mixer taps over, space and plumbing for a washing machine/dishwasher, space for fridge/freezer, five ring gas hob with electric oven below and extractor hood over. Both sides of the original fireplace are storage cupboards and there is a radiator, wood effect flooring and uPVC windows to the side and the rear overlooking the garden.

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. There are three bedrooms, the main bedroom has amazing views across the estuary and Shaldon, one has a window to the side and the other looks out over the garden.

The bathroom comprises a corner shower cubicle, panelled bath, close coupled WC, vanity basin unit and a heated towel rail. There are two windows to the rear aspect.

Beneath the house is a hidden gem, a great sized storage space or workshop with power and plumbing.

To the front of the property there is a lawned area with seating and a convenient pathway down to Keatings Lane which leads to bus stops, Tesco Express and walks to town. To the rear of the property is lovely garden with block paved area and raised patio area, three brick built sheds and gated access to the side leading to the under house area and front.



Tenure: Freehold  
Council Tax Band: C £2186.66 per year  
Mains Services: Gas, Electric and Water all connected.  
Broadband: Ultrafast 1000Mbps (According to OFCOM)



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. Teignmouth has a comprehensive range of facilities including supermarkets, local independent shops, a selection of bars and restaurants, the Den with a Green Flag Awarded children's play park and both state & independent schools.



MEASUREMENTS: Lounge/Dining Room 3.05m x 6.53m (10'0" x 21'05"), Kitchen/Breakfast Room 4.37m x 3.38m (14'04" x 11'01"), Bath/Shower Room 2.6m x 2.3m (8'06" x 7'07"), Bedroom One 4.8m x 3.1m (15'09" x 10'02"), Bedroom Two 3.1m x 3.28m (10'02" x 10'09"), Bedroom Three 2.29m x 3.15m (7'06" x 10'04")



GROUND FLOOR 623 sq.ft. (57.7 sq.m.) approx. 1ST FLOOR 547 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA: 1170 sq.ft. (107.7 sq.m.) approx. Made with MetreX (2023)

