



## 112 Bitton Park Road, Teignmouth, TQ14 9DD

£265,000 Freehold

Beautifully Refurbished Victorian Terraced House • Three Generous Bedrooms • Two Receptions • Light and Neutral Decor Throughout • Stylish Fitted Kitchen • Fully Enclosed Generous Rear Courtyard • Enclosed Front Garden • EPC - C

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This tastefully refurbished Victorian home is offered in immaculate condition with a stylish fitted kitchen, modern family bathroom, two receptions and three generous bedrooms with enclosed and private outside space to enjoy. The property lies close to town and shops with excellent transport links.

Stepping into the bright and inviting entrance lobby of this beautiful period property there are high ceilings and deep skirting boards. The light and neutral decor with continuation of light wood effect flooring throughout the downstairs combines character and charm with modern living. The hallway with stairs rising to the first floor provides understairs storage space and there are doors off to the sitting room, dining room and kitchen.

The sitting room has a fireplace with stylish wood mantle and is a large, bright room with high ceiling and deep skirting boards. Natural light floods in through the bay window which overlooks the front garden.

The generous dining room overlooks the rear courtyard and enjoys built in storage.

A stylish kitchen provides plentiful work space and is fitted with white gloss wall and base units incorporating drawer space with worktop which also provides an area of under counter seating. There is space for a fridge/freezer, space for electric cooker and plumbing and space for a washing machine. A window overlooks the rear courtyard and a door leads to the rear lobby, where there is a very convenient downstairs WC and further glazed door leading out to the rear.

Ascending the stairs to the first floor, there is access to the loft space and doors off to the bedrooms and family bathroom.

The large and bright master bedroom enjoys a bay window overlooking the front and benefits from built in storage. A further good sized bedroom also overlooks the front.

Another large bedroom, again with built in storage, has a rear aspect as does the modern family bathroom with obscure glazed window, bath with shower over and screen, pedestal wash hand basin and low level dual flush WC.

The front of the property is enclosed by low wall boundary and fence. A wrought iron gate opens to a pathway to the front door.

There is an area of lawn with paved surround and planted established borders.

The rear courtyard provides plenty of space for a table and chairs with a raised bed for planting.

There are outside electric sockets and an outside tap.

The courtyard is fully enclosed by wall and fence boundary with a secure gate leading out to a rear service lane.



Council Tax Band B - £2,012.40 per year

Mains Services - Gas, Electric & Water all connected

Broadband Speed - Ultrafast 1000 Mbps (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, a small hospital, the Den with a Green Flag Awarded children's play park and both state & independent schools.



### MEASUREMENTS:

Lounge 16' 4" x 12' 10" (4.98m x 3.92m)

Dining Room 11' 11" x 10' 11" (3.64m x 3.34m)

Kitchen/Breakfast Room 17' 5" x 6' 7" (5.32m x 2m)

WC 4' 6" x 2' 7" (1.36m x 0.8m)

Bedroom 16' 5" x 11' 7" (5m x 3.54m)

Bedroom 13' x 11' 11" (3.96m x 3.63m),

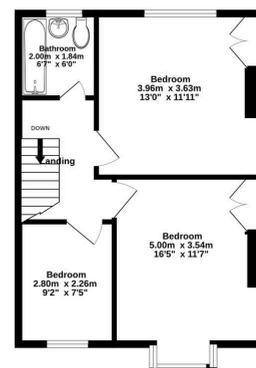
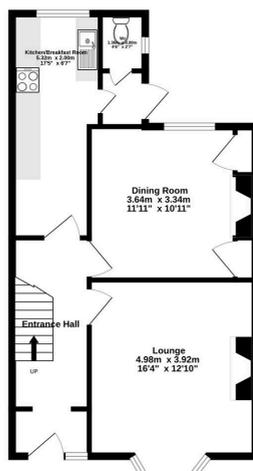
Bedroom 9' 2" x 7' 5" (2.8m x 2.26m)

Bathroom 6' 7" x 6' (2m x 1.84m)



Ground Floor  
52.6 sq.m. (566 sq.ft.) approx.

1st Floor  
45.4 sq.m. (489 sq.ft.) approx.



Energy Efficiency Rating	
Current	Potential
77	87

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England, Scotland & Wales

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
50	51

Very environmentally friendly - lower CO<sub>2</sub> emissions

Not environmentally friendly - higher CO<sub>2</sub> emissions

England, Scotland & Wales

TOTAL FLOOR AREA: 98.0 sq.m. (1055 sq.ft.) approx.

While every effort has been made to ensure the accuracy of the foregoing measurements, measurements of doors, windows, stairs and any other items are approximate and not responsible to them for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide for prospective purchasers. The purchaser agrees that the applicant shall have no liability to them for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide for prospective purchasers. The purchaser agrees that the applicant shall have no liability to them for any error, omission or misstatement.

