



24 Coleman Avenue, Teignmouth

£249,500 Freehold

Semi Detached House in Popular Residential Area • Three Bedrooms • Lounge with large front Window • Kitchen/Diner and Separate Utility • Family Bathroom/WC and Downstairs WC • Additional Lower Level with Potential for Workshop or Bedroom • Superb Views Along the Valley, Out to Sea and Across Shaldon. • Front and Rear Gardens • Nearby Bus Route, Shops, Amenities and Schools. • EPC - C

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This three bedroom semi detached house is situated in a popular residential area with superb views across the Coombe Valley, out to sea and across to Shaldon. Offering great potential in an ideal location being close to the bus routes, local shop, amenities and schools. There is a workshop within a lower level which spans across the whole area of the property. With some renovation this would be perfect as a fourth bedroom, office, studio or annexe.

Stepping in to the property, the entrance hall has doors off to the lounge, kitchen/diner and great sized cupboard, ideal for housing coats and shoes, under the stairs. The lounge is well lit from the large window to the front allowing plenty of natural light. There is an inset electric fireplace. The open plan diner to kitchen affords incredible views across the valley, out to sea and the coast through the rear facing windows. The dining area has space for table and seating, whilst the kitchen is fitted with a range of base and wall mounted units, tiled splash backs, four ring gas hob, extractor, single bowl stainless steel sink with inset draining board and electric oven and grill.

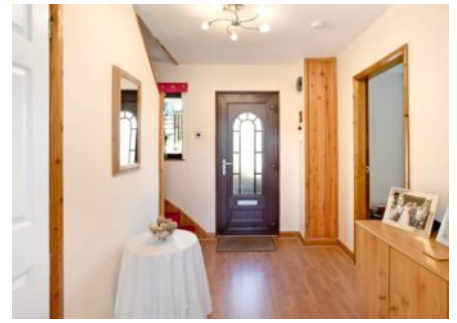
Stepping out of the kitchen to the utility area, there are doors to the front and back garden immediately to your left and right. A step leads up to the utility, storage cupboard and downstairs WC.

The utility has space/plumbing for a washing machine, dryer, additional fridge/freezer, space for refuse and shelving. The ample store cupboard has plenty of space and shelving, ideal for housing tools. The downstairs WC has a low level WC and hooks to hang coats.

Rising the stairs to the first floor, the hallway lead to the three bedrooms, family bathroom and loft access. Bedroom one is a great sized double room with wall length built-in cupboards with railing and shelving. There is a large window to the front with fitted drawers and dressing table below, spanning across the width of the room. Bedroom two is another great sized double room with a window to the rear, benefiting from the superb views from an elevated position. Ample storage from a dressing table with wardrobes both sides and cupboards above and an additional airing cupboard with shelving. Bedroom three is a single room with a good sized cupboard and window to the front. The family bathroom has a fully tiled white suite comprising a low level WC, recessed wash hand basin, panelled bath with electric shower above, obscure glazed window to the rear and an airing cupboard with slatted shelving.

There is double glazing and central heating.

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.



Tenure: Freehold
Council Tax Band B - **£2012.40 per annum**

Mains Services: Electric, Gas and Water all connected.

Broadband Speed - Ultrafast 1000 Mbps (According to OFCOM)



Front Garden

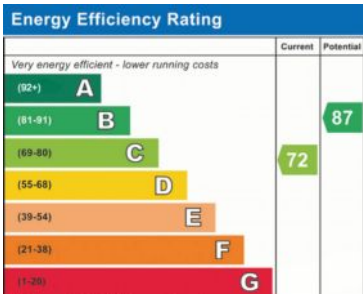
The front garden is terraced and accessed via steps down from the road with a split tier displaying plants. The terrace wraps around to the side with a pergola above and can be accessed through the front door, or utility. There is also an outside tap.

Rear Garden

The rear garden is a good size and mainly paved with steps down the middle. To left there are tiers of gravel beds with plant pots formally arranged and a wash hand basin and outside tap to the side. To the right is a level area with plenty of space for garden furniture with terraced tiers below. There is also a door access to the under house workshop which spans the whole area of the property, which has the potential for a fourth bedroom, studio or annexe.



MEASUREMENTS: Sitting Room 15'0" x 11'1" (4.57m x 2.54m), Kitchen 15'0" x 8'4" (4.57m x 2.54m), Dining Room 10'1" x 9'7" (3.07m x 2.92m), Bedroom 14'6" x 9'7" (4.41m x 2.92m), Bedroom 12'6" x 9'10" (3.81m x 2.99m), Bedroom 9'10" x 7'4" (2.99m x 2.23m), Bathroom 7'10" 6'8" (2.38m x 2.04m), Utility 6'7" x 6'5" (2.00m x 1.96m), Storage 14'6" x 11'1" (4.41m x 3.37m), Workshop 14'5" x 8'4" (4.41m x 2.54m), Storage 10'7" x 8'4" (3.23m x 2.54m)



TOTAL FLOOR AREA : 138.6 sq.m. (1492 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, volumes, areas 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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