



## 8 Barham Avenue, TEIGNMOUTH

£345,000 Freehold

Detached House in Highly Desirable East Teignmouth • Three Good Sized Bedrooms • Spacious Kitchen/Diner • Lounge with Triple Aspect • Bathroom and Ensuite Shower Room • Downstairs WC/Utility • Well Laid Out Rear Gardens and Extra Lawned Area to Side • Two Parking Spaces • Easy Access Commute Roads and Bus Route • EPC - C

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This detached house is situated in a highly desirable modern Bovis built development within East Teignmouth. There is great access to the main commute roads and transport links. Throughout the property there are multiple aspects in each room, taking advantage of all the natural light and making this a particularly bright family home. This house also benefits from a larger than average garden extending to the side as well as an attractive rear garden and parking at the front. Stepping inside to the entrance hall, there are rising stairs and doors leading off to the kitchen, lounge and downstairs WC/utility. There is understairs storage, currently used for utility purposes and housing a tumble dryer. A recess in the hallway wall provides a convenient space to hang coats and store shoes.

The lounge is a particularly bright room with two windows to the front and a large box bay window allowing plenty of sunlight. The kitchen/breakfast room is opposite the lounge, which is an ideal layout for hosting and entertaining. It is equipped with a range of base and wall mounted units, one and a half bowl stainless steel sink with mixer tap and extractor hood, four ring gas stove, integrated oven, grill and fridge/freezer.

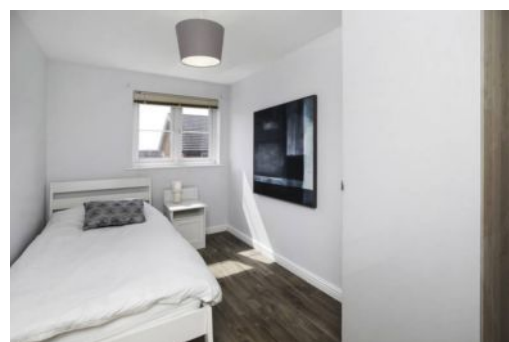
There is a cupboard housing the Potterton boiler and a window to the rear gardens. The breakfast area has space for a large table and seating. There is also another large box bay window and access to the rear garden via double French doors. The downstairs WC comprises a pedestal wash hand basin, concealed cistern WC, wall recess with space and plumbing for a washing machine with counter space above and a cupboard housing the Megaflo water tank. Ascending the stairs to the first floor landing, there are doors off to the principal rooms, a loft hatch and a window to the side overlooking the gardens. Bedroom one is a great sized double with windows to the side and rear, inset double wardrobe with railing and shelving and an ensuite shower room. The ensuite is a partially tiled suite with neutral tones and is fitted with a walk-in shower cubicle with mains fed shower, pedestal wash hand basin, concealed cistern WC, chrome heated towel rail and an obscured window to the rear. Bedroom two is another double room with two windows, one to the side and one to the front, allowing plenty of light. Bedroom three is a good sized single with a window to the front. The family bathroom has a partially tiled suite comprising a panelled bath with a gravity fed shower, concealed cistern WC, pedestal wash hand basin and chrome heated towel rail. There is double glazing and gas central heating.



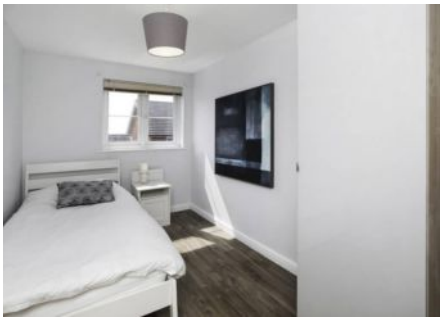
A paved pathway leads to the entrance door, front/side gardens and rear gardens. The front/side garden is a good size extending garden, larger than others, predominantly laid to lawn with a mature and banked border. There is plenty of space for outdoor furniture and there is a further gate leading into the rear garden. The rear garden has two tiers and can be accessed via the side gate and double French doors off the kitchen/breakfast room. The lower tier is astroturfed with ease of maintenance in mind with a paved and partially gravelled border. A couple steps lead to the upper tier which is a paved patio/seating area with a good degree of privacy. There are two outside taps, a timber shed with power and a further two sheds without. The property is approached over tarmac hardstanding providing off road parking for two vehicles and leading to a paved pathway which extends to the entrance door.



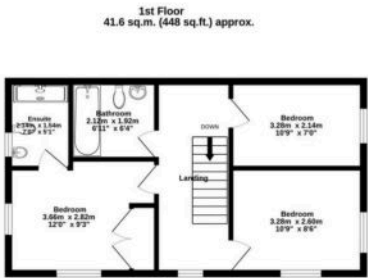
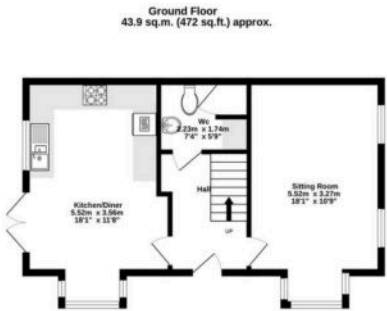
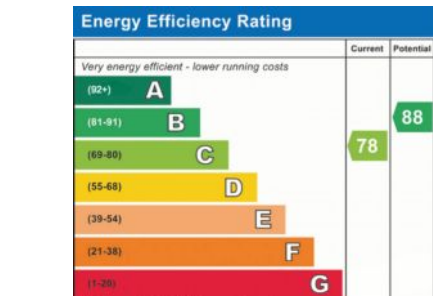
MEASUREMENTS: Lounge 5.52m x 3.27m (18'01" x 10'09"), Kitchen/Diner 5.52m x 3.56m (18'01" x 11'08"), WC 2.23m x 1.74m (7'04" x 5'09"), Bedroom 3.66m x 2.82m (12'00" x 9'03"), Bedroom 3.28m x 2.60m (10'09" x 8'06"), Bedroom 3.28m x 2.14m (10'09" x 7'00"), Bathroom 2.12m x 1.92m (6'11" x 6'04").



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 D – **£2587.36 per annum**  
Mains Services: Electric, Gas and Water all connected.  
Broadband Speed – Ultrafast 1000 Mbps (According to OFCOM)



TOTAL FLOOR AREA : 85.5 sq.m. (920 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the foregoing information, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for 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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