



## 15 Woodland Avenue, TEIGNMOUTH

£540,000 Freehold

Detached Dormer Bungalow • Three Bedrooms • Panoramic Sea and Coastal views • Two Reception Rooms • Highly Desirable Location • Balcony off Master Bedroom • Bathroom and Shower Room • East Facing Paved Terrace & Extensive Lawned Gardens • Driveway and Workshop • EPC – E

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A stylish 1930's detached dormer bungalow in a desirable east Teignmouth location with large east facing garden and panoramic sea views.

The property is entered via a porch which leads in to the hallway where there is a staircase to the first floor and stripped wooden doors to the principal rooms. The living room, dining room and kitchen are all on the rear garden side of the property, enjoying wonderful coastal views. The living room has a bay window and open fireplace. The dining room has doors leading out to the sun terrace and the kitchen has a sun room off it with a door also out to the rear sun terrace. The kitchen comprises base and wall units with a ceramic sink unit and an oven and hob.

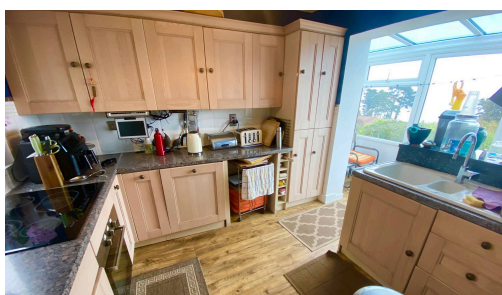
There are two ground floor bedrooms facing the front and there is a downstairs bathroom with a modern suite comprising spa bath and wash hand basin and a separate WC.

On the first floor there is the master suite with a double bedroom with double doors out to a balcony with panoramic sea and coastal views with room on the balcony for a table and chairs. Next to the bedroom there is a shower room comprising white suite with shower cubicle, low level WC and wash hand basin. There is eaves loft space accessed from both the bedroom and the landing and there is a ceiling loft access also from the bedroom. The boiler is housed in the landing eaves cupboard.

At the front there is newly laid stone paving which extends alongside the property to the rear. There is a driveway and a workshop on the other side. The workshop has doors at the front and the rear so the rear garden can be accessed through it. It has a workbench and power points. At the other side of the property there is a tap and a laundry room. The laundry room has bi-fold doors so you can get a bike in and out, access to under house storage, a sink and plumbing and space for a washing machine. The rear garden is a particular feature of the property being east facing with a new stone slabbed sun terrace, extensive lawns, greenhouse, pond with pump, summerhouse and workshop. Panoramic coastal views are enjoyed from the garden as well as a variety of wildlife. The garden is well stocked with shrubs and fruit trees.



**MEASUREMENTS:** Living Room 17' x 14'5" (5.2m x 4.4m), Dining Room 11'5" x 11'2" (3.5m x 3.4m), Kitchen 9'10" x 8'7" (3.00m x 2.62m), Utility 9'9" x 7'7" (2.97m x 2.32m), Conservatory 9'6" x 3'3" (2.90m x 0.99m), Workshop 14'9" x 7'1" (4.5m x 2.16m), Bedroom 15'2" x 11'4" (4.6m x 3.5m), Bedroom 19' x 10' (5.8m x 3.0m), Bedroom 20'4" x 10'7" (6.20 x 3.23m)



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.

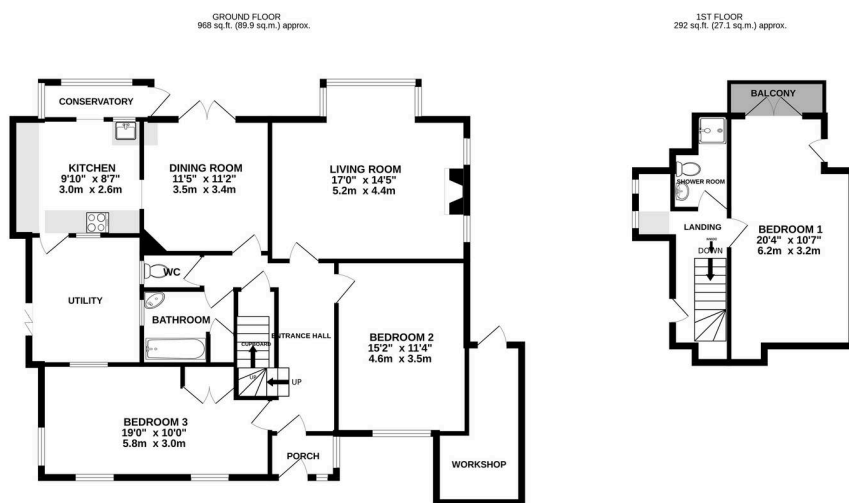


Tenure: Freehold  
Council Tax Band F - **£3,914.73 per annum**

Mains Services: Electric, Gas and Water

Broadband Speed - Ultrafast 1000 Mbps (According to OFCOM)

£15 per year paid to Woodland Avenue Footpath Association for the upkeep of the private footpath that the residents have access of down to the beach.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	51	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		

TOTAL FLOOR AREA: 1531sq.ft. (142.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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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