



CHECK OUT this chain-free 3-bedroom semi-detached! Offering a flexible layout with living, dining, kitchen, office and wet room, plus sea glimpses from the rear bedrooms. Outside features include low-maintenance paved gardens front and back, a greenhouse, storage, tiered patio, and unrestricted on-road parking.

12 Coleman Avenue | Teignmouth | TQ14 9DU





PROPERTY TYPE

Semi-Detached House



SIZE

1047 sq ft



LOCATION

Town



AGE

1950s, 1960s and 1970s



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Heaters



PARKING

On Road



OUTSIDE SPACE

Garden



EPC RATING

32 F



COUNCIL TAX BAND

B



### in a nutshell...

- Flexible living, dining & kitchen layout
- Wet room & office space
- Rear bedrooms with sea glimpses
- Family bathroom upstairs
- Paved front & rear gardens with shed & greenhouse
- Tiered patio with mobility lift
- On-road parking







## the details...

Charming 3-Bedroom Semi-Detached with Huge Potential.

A fantastic opportunity to create your dream home in this spacious 3-bedroom semi-detached property, set on a generous plot with both front and rear gardens. With a flexible layout and plenty of room to personalise, this home is ready for someone with vision to bring it back to its full glory.

The ground floor welcomes you with a hallway leading to a bright living room on the right, while the kitchen at the rear can be accessed from both the hallway and living room, flowing naturally into the dining area. A passageway from the kitchen leads to a handy wet room, office space, and access to the rear garden – perfect for outdoor living and entertaining.

Upstairs, three well-proportioned bedrooms await, including two doubles and a single. The rear-facing bedrooms enjoy charming glimpses of the sea over the rooftops, adding a touch of serenity to your mornings. A family bathroom with shower, toilet, and sink completes the first floor.

Outside, both front and rear gardens are fully paved for low-maintenance living, with a wooden covered storage area in the rear garden, greenhouse, and a tiered patio with a mobility lift at the front. Parking is on-road with no road-restrictions, making it easy for residents and visitors alike.

This property offers an exciting canvas for anyone looking to add their own touches and create a beautiful family home in a convenient location.

Tenure - Freehold  
Council Tax - B

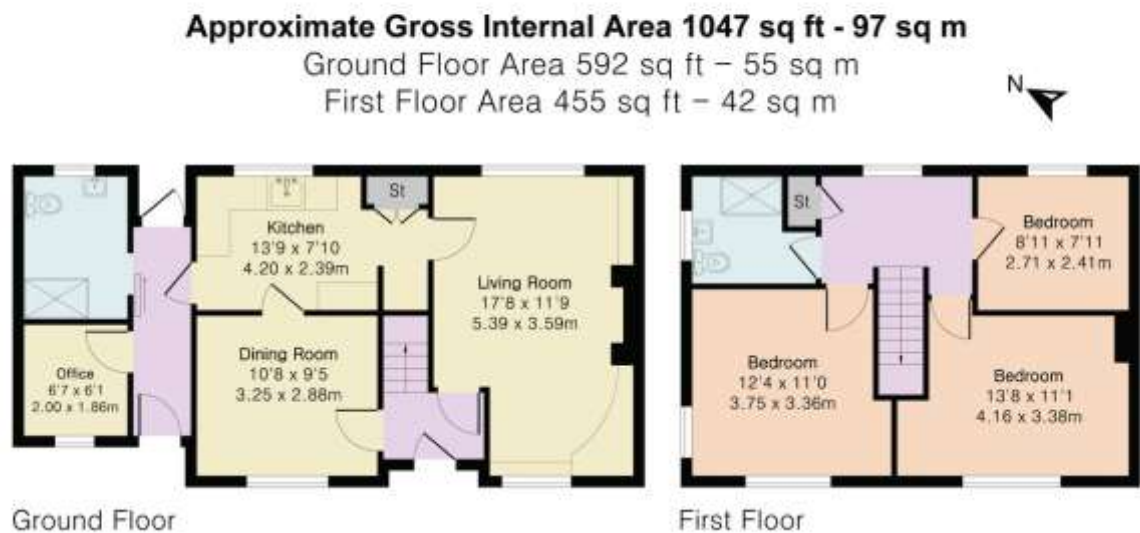


## what the owner loves most...

We've loved the flexible layout, the sea glimpses from upstairs, and being just a short walk to Bitton Park Road with easy access to Shaldon Bridge.



the floorplan...



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bear in mind...

The property would benefit from some updating, giving the next owner a great opportunity to put their own stamp on it.





## the location...

Teignmouth is a charming coastal town in South Devon, known for its sandy beaches, scenic estuary, and lively seafront. With a mix of independent shops, cafés, and restaurants, plus excellent transport links to Exeter and beyond, it's a popular spot for families, commuters, and holidaymakers alike.

### Shopping

Tesco Express – 0.3 miles

Teignmouth Town Centre – 0.8 miles

Morrisons – 0.9 miles

### Travel

Bus Stop (Fourth Avenue) – 240 ft

Teignmouth Train Station – 0.9 miles

### Schools

Our Lady & St Patrick's RC Primary School – 0.2 miles

Teignmouth Community School – 0.6 miles

Please check Google maps for exact distances and travel times. **Property postcode: TQ14 9DU**

## how to get there...

From our Teignmouth office, head out of town via Orchard Gardens. At the roundabout, take the first exit onto Exeter Road, which becomes Bitton Park Road. Turn right onto Mill Lane, then right again onto Fourth Avenue. Finally, turn left onto Coleman Avenue, where the property is located.





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