



21 Grenville Avenue, Teignmouth

In Excess of **£210,000**

**DART &
PARTNERS**
Established 1971



21 Grenville Avenue

Teignmouth

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- SEMI DETACHED FAMILY HOME IN A SOUGHT AFTER RESIDENTIAL CUL DE SAC
- IN CLOSE PROXIMITY TO THE COOMBE VALLEY NATURE RESERVE
- WITH EASY ACCESS TO BOTH PRIMARY AND SECONDARY SCHOOLS AND WITHIN WALKING DISTANCE TO LOCAL CONVENIENCE STORE
- THE PROPERTY REQUIRES REFURBISHMENT/MODERNISATION AND IS OFFERED WITH NO ONWARD CHAIN
- LOUNGE, KITCHEN DINING ROOM
- THREE BEDROOMS, BATHROOM
- GARAGE AND OFF ROAD PARKING
- FRONT AND REAR GARDENS



Opportunity to acquire a three bedroom semi detached family home in a sought after residential cul de sac in close proximity to the Coombe Valley nature reserve. With easy access to both primary and secondary schools and within walking distance to a popular convenience store. The property requires refurbishment / modernisation and is offered with NO ONWARD CHAIN. The accommodation briefly comprises; Lounge, kitchen dining room, three bedrooms, bathroom, garage and off road parking, front and rear gardens.

uPVC obscure double glazed entrance door with corresponding side panels into the...

ENTRANCE PORCH

Radiator, wooden floorboards. Door to...

LOUNGE

With uPVC double glazed window overlooking the front aspect with views across neighbouring properties towards the Coombe Valley nature reserve. Two radiators. Door into the...

INNER HALLWAY

Door giving access to the side/rear gardens. Stairs rising to the upper floor.

Door to...

KITCHEN DINING ROOM

KITCHEN fitted with base units under counter tops, one and a quarter bowl stainless steel drainer and sink unit with mixer tap over, tiled splash backs, corresponding eye level units, appliance space, plumbing for washing machine, wall hung Ideal gas boiler, uPVC double glazed window overlooking the rear garden, under stairs recess. Door to under stairs store cupboard with fitted shelving.

Open through to the DINING AREA with uPVC double glazed window overlooking the rear gardens. Radiator.





From the inner hallway, stairs rising to the...
FIRST FLOOR LANDING

Hatch and access to loft space. Door to airing cupboard with factory lagged hot water cylinder and slatted shelving. Door to...

BEDROOM ONE

uPVC double glazed window overlooking the front aspect and approach with delightful and panoramic rural views extending across the nearby Coombe Valley nature reserve towards Haldon moor, over rural Bishopsteignton and across the Teign estuary to open farmland beyond heading inland to the moors. Radiator. Double doorway to built in wardrobe area.

BEDROOM TWO

uPVC double glazed window overlooking the rear gardens. Radiator.

BEDROOM THREE

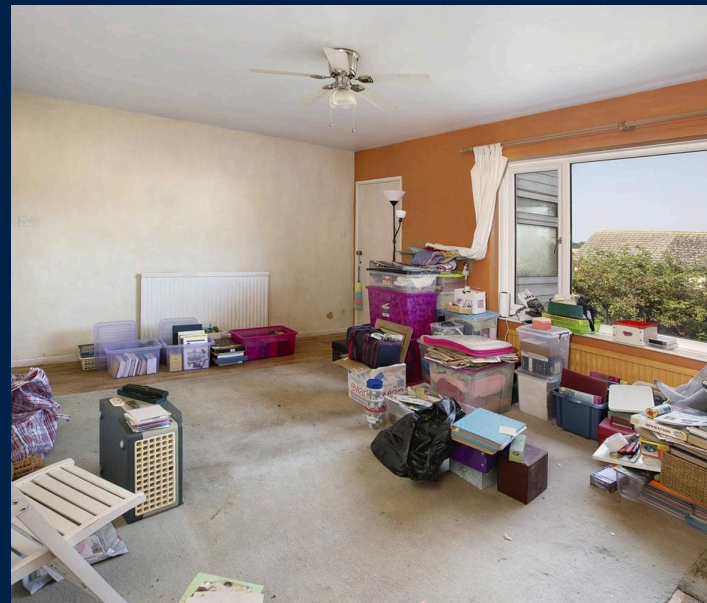
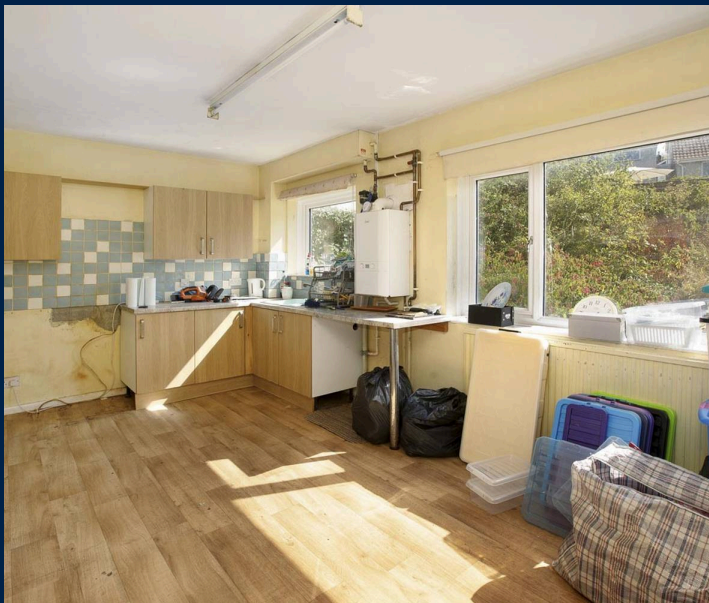
uPVC double glazed window overlooking the front aspect enjoying similar rural views as bedroom one. Radiator.

BATHROOM

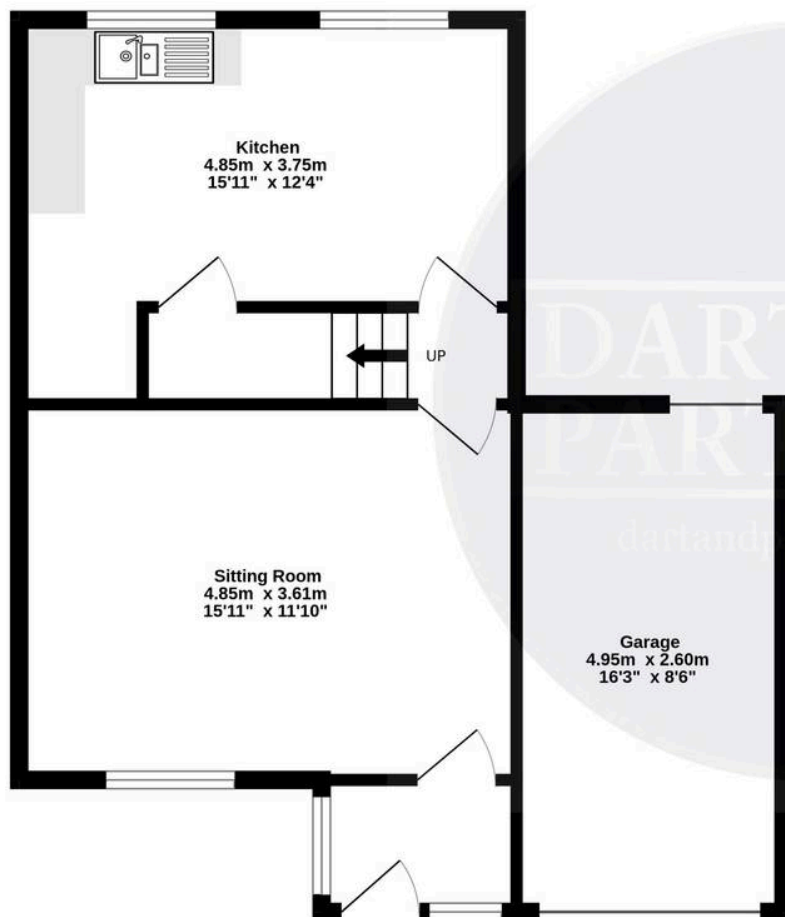
Corresponding suite comprising bath, pedestal wash hand basin, WC, uPVC smoked double glazed window, radiator.

OUTSIDE

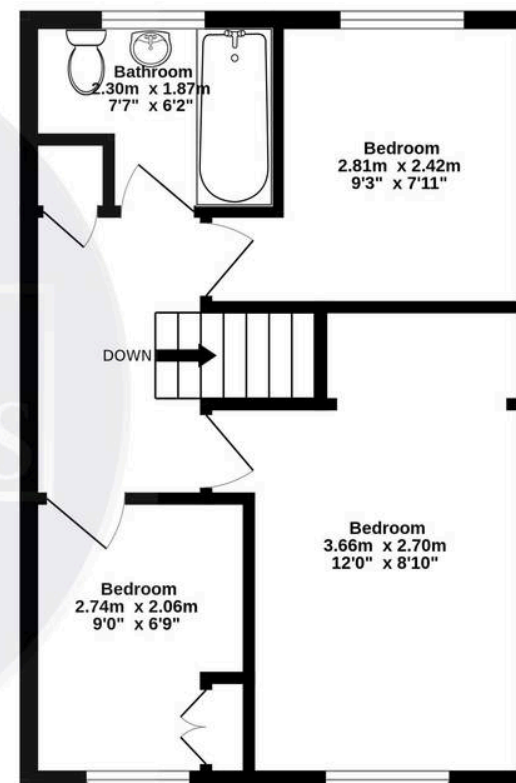
The property is approached over a concrete driveway providing TANDEM OFF ROAD PARKING and leading to an ATTACHED GARAGE with power and lighting, doorway to rear gardens. The front gardens consist of sloping lawns and a paved seating area with mature hedgerow borders and there are steps leading up to the main entrance. From the inner hallway there is access to a pathway which leads to the rear garden (which is currently overgrown) with steps, terraces and sloped lawn



Ground Floor
51.2 sq.m. (551 sq.ft.) approx.



1st Floor
35.9 sq.m. (387 sq.ft.) approx.



TOTAL FLOOR AREA : 87.1 sq.m. (938 sq.ft.) 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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