





27 Third Avenue, Teignmouth

£295,000 Freehold

Deceptive Terraced House in Excellent Order • On Four Levels • Four Bedrooms including Luxurious Top Floor Master Suite • Kitchen/Dining Room & Living Room • Two Modern Bathrooms/WCs & Additional WC • Garden Level Second Reception/Snug/Utility Room • Sunny Rear Garden • Close to Teignmouth Town, Shaldon & Local Amenities • Views Towards the River & Shaldon • EPC - C

Contact Us...

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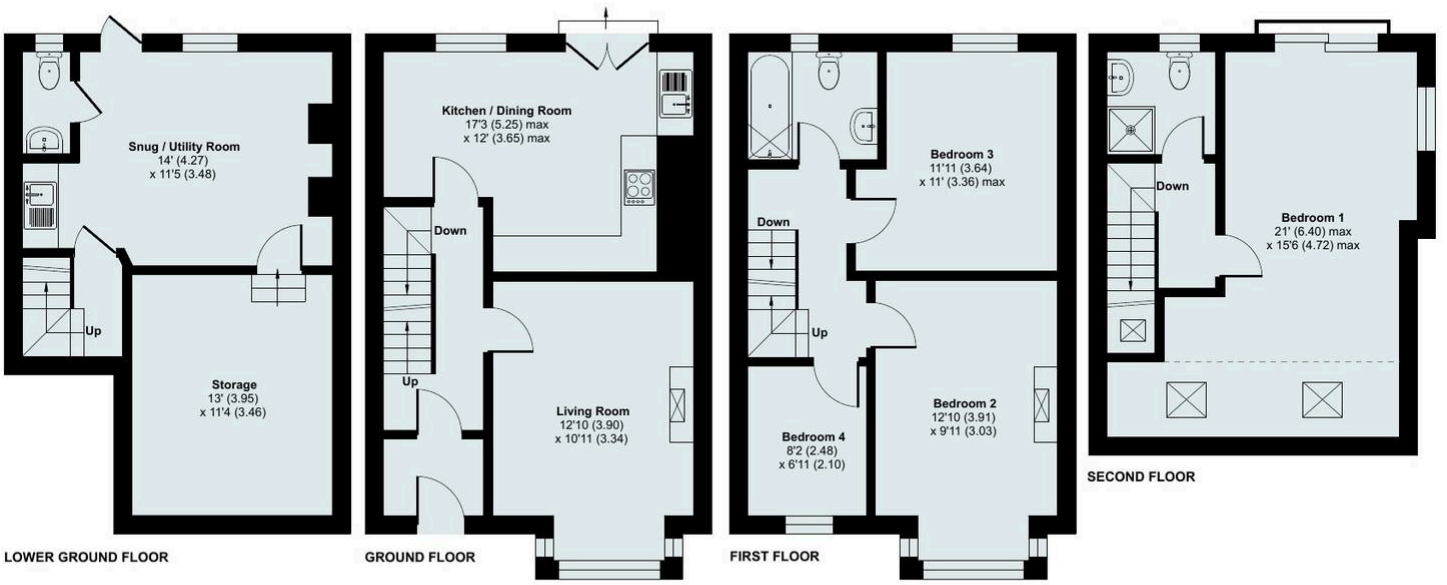
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Teignmouth
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the key to your home

Third Avenue, Teignmouth, Devon, TQ14

Approximate Area = 1541 sq ft / 143.1 sq m
Limited Use Area(s) = 65 sq ft / 6 sq m
Total = 1606 sq ft / 149.1 sq m
For identification only - Not to scale

Denotes restricted head height



Upon entering the property, you step into the front porch which provides a storage space for coats and shoes as well as housing the electric meter and fuse box. Entering the main hallway, doors lead you to the living room and kitchen/dining room with stairs ascending to the first floor and stairs descending to the lower ground floor. The living room is a bright room, thanks to the bay window facing the front of the property, allowing for plenty of natural light. The living room also features a decorative fire place. The kitchen/dining room is a spacious room and has been fitted to a high standard, with double uPVC doors to a Juliet balcony allowing for views over the rooftops towards the river. The kitchen itself comprises wall and base mounted units, oven with four ring electric hob and extractor over, integrated fridge/freezer and dishwasher, composite sink and drainer with mixer tap over and undercounter lighting. Ascending the stairs to the first floor, the landing leads you to the family bathroom, three bedrooms and stairs taking you to the master bedroom on the top floor. The bathroom is finished to a high standard and comprises “L” shaped bath with shower over, WC, wash hand basin, heated towel rail and uPVC window with wooden shutters allowing for plenty of privacy.

There are three bedrooms on this level. Bedrooms two and three are both large doubles with bedroom three having a uPVC window facing the rear aspect and overlooking the garden, and bedroom two having a bay window facing the front aspect and a feature fireplace. Bedroom four is currently being used as a home office, but would work equally well as a single bedroom. It too has a window facing the front aspect. Ascending the stairs to the second floor landing, doors lead to the shower room and impressive master bedroom. The shower room comprises a fully tiled walk in shower, wash hand basin, WC, heated towel rail and a uPVC window faces the rear aspect. The master bedroom features a sliding door to a Juliet balcony allowing for views over roof tops towards the river and Shaldon. There are also two Velux windows facing the front of the property allowing for plenty of extra light. Heading down the stairs from the ground floor landing the accommodation continues to the lower ground floor with another large room currently being used as a snug, but which has incorporated a utility space, cloakroom with WC and under house storage area. The utility area comprises a stainless steel sink and drainer with plumbing for a washing machine, with the cloakroom comprising a WC, wash hand basin, obscured uPVC window and housing for the water meter. A door from the snug gives you access to the under house storage area.

A low maintenance and sunny rear garden with raised composite decking and steps leading down to a garden gate affording access to the alleyway behind. The garden has plenty of space for seating as well as for pots and planters.







Tenure: Freehold

Council Tax Band "***B" - £2,107.93 per annum***

Mains Services: Electric, Gas and Water all connected.

Broadband Speed - Ultrafast 1000 Mbps (According to OFCOM)







MEASUREMENTS:

Utility Room 14'0" x 11'5" (4.27m x 3.48m), Storage 13'0" x 11'4" (3.95m x 3.46m), Kitchen/Dining Room 17'3" x 12'0" (5.25m x 3.65m), Living Room 12'10" x 10'11" (3.90m x 3.34m), Bedroom 3 11'11" x 11'0" (3.64m x 3.36m), Bedroom 2 12'10" x 9'11" (3.91m x 3.03m), Bedroom 4 8'2" x 6'11" (2.48m x 2.10m), Bedroom 1 21'0" x 15'6" (6.40m x 4.72m)







Anti-Money Laundering Regulations: Chamberlains is supervised by HMRC for compliance with the Anti-Money Laundering Regulations. All buyers will be required to complete digital identification checks at a cost of £36 including VAT per person. Proof of funds will also be required from the buyers once an offer has been received.





