



## 6 Barham Avenue, Teignmouth

£287,000 Freehold

End House of Three • East Teignmouth • Three Bedrooms • Good Size Living Room • Modern Kitchen • Family Bathroom/WC, En-Suite/WC & Downstairs WC • Pleasant Gardens • Double Driveway • Good Transport Links • EPC - C

### Contact Us...

01626 815815

teignmouthsales@chamberlains.co

6 Wellington Street  
Teignmouth  
TQ14 8HH

  
**chamberlains**  
the key to your home



Stepping inside to the entrance hall, there are rising stairs to the first floor and doors leading off to the lounge and downstairs WC. The WC comprises low level flush WC and pedestal wash hand basin with a window to the front. The lounge is a good size room with ample space for a dining table and chairs and it leads around to the kitchen. Patio doors off the lounge provide easy access to the rear garden and an understairs storage cupboard houses the hot water cylinder. The kitchen has a pleasant front facing outlook and features a range of wall and base units with wooden worktops over, four ring gas hob with glazed splashback, eye level double oven, integrated larder fridge/freezer, dishwasher and space for washing machine.

Ascending the stairs to the first floor landing, doors lead off to the bedrooms and bathroom and there is a loft access hatch. The main bedroom has a front aspect with built in wardrobes and en-suite. The en-suite comprises large shower cubicle, concealed cistern WC and pedestal wash hand basin. The two further bedrooms have outlooks to the rear garden. The modern family bathroom comprises a panelled bath with shower screen, pedestal wash hand basin, concealed cistern WC and a chrome heated towel rail.

There is double glazing and gas central heating throughout.

A lovely enclosed rear garden with a lawned area and a raised decked area ideal for sunbathing. There is a shed with power and an outside tap. There is a side access path from the front to the rear.

A lovely enclosed rear garden with a lawned area and a raised decked area ideal for sunbathing. There is a shed with power and an outside tap. There is a side access path from the front to the rear.

To the front of the property there is a double driveway.

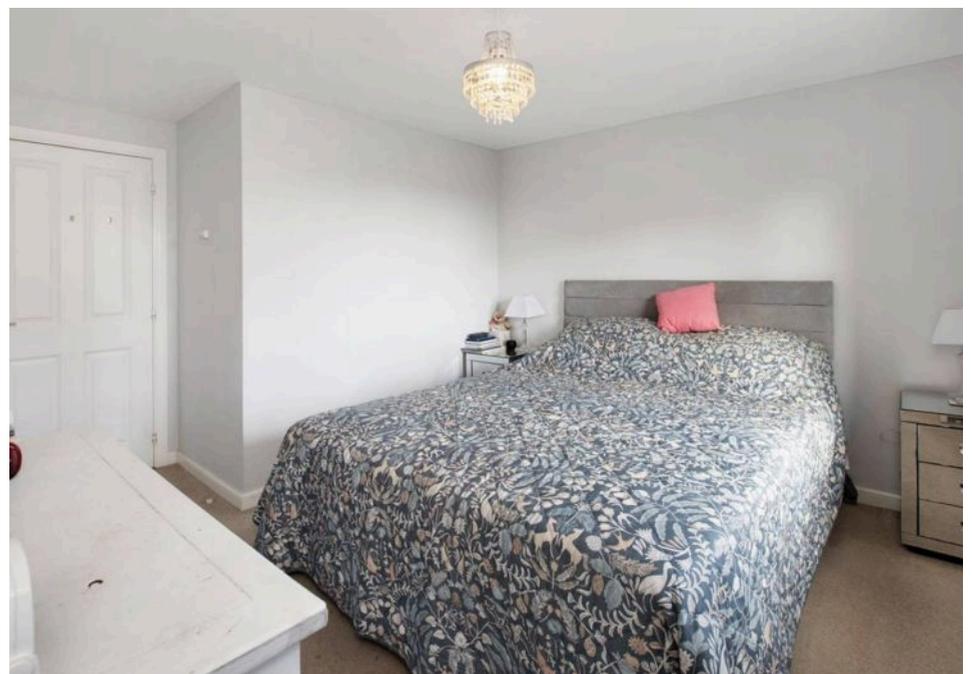


Tenure: Freehold  
Estate Management fees -  
£388.63pa

Council Tax Band C - **£2299.88 per annum**

Mains Services: Electric, Gas and  
Water all connected.

Broadband Speed - Ultrafast 1000  
Mbps (According to OFCOM)



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.



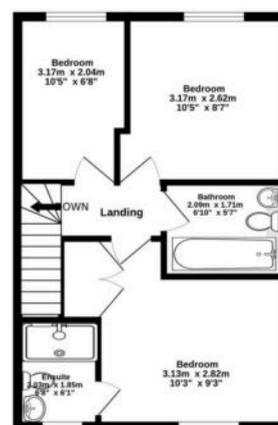
**MEASUREMENTS:**  
 Living Room/Kitchen 26'09" x 15'06"  
 (8.16m x 4.72m),  
 Bedroom 12'06" x 12'03" (3.81m x 3.74m),  
 Bedroom 10'04" x 8'07" (3.16m x 2.62m),  
 Bedroom 10'06" x 6'09" (3.19m x 2.05m)



Ground Floor  
38.6 sq.m. (415 sq.ft.) approx.



1st Floor  
38.6 sq.m. (415 sq.ft.) approx.



TOTAL FLOOR AREA: 77.2 sq.m. (831 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the description and floor plan, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with any prospective purchase. The accuracy, validity and appropriateness of the information has not been tested and no guarantee as to their quantity or efficacy can be given.  
 Made with Hinge 12/20



| Energy Efficiency Rating                    |          | Current | Potential |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs |          |         |           |
| (92+)                                       | <b>A</b> |         | 91        |
| (81-91)                                     | <b>B</b> |         |           |
| (69-80)                                     | <b>C</b> | 78      |           |
| (55-68)                                     | <b>D</b> |         |           |
| (39-54)                                     | <b>E</b> |         |           |
| (21-38)                                     | <b>F</b> |         |           |
| (1-20)                                      | <b>G</b> |         |           |