



Offered To The Market With No Onward Chain! A Well Presented Three Bedroom Semi Detached Family Home Situated In The Highly Sought After Area Of Fourth Avenue, Teignmouth, Enjoying Sea Views From The First Floor Alongside Off Road Parking, A Garage And Attractive Low Maintenance Rear Gardens. The Property Provides Spacious And Versatile Accommodation Throughout, Perfectly Suited For Family Living.

73 Fourth Avenue | Teignmouth | TQ14 9DT





PROPERTY TYPE

Semi Detached House



SIZE

1,008 sq ft



LOCATION

Town



AGE

Period



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

D



COUNCIL TAX BAND

C



in a nutshell...

- Three Bedroom Semi Detached Family Home
- Highly Sought After Fourth Avenue Location
- Sea Views From The First Floor
- Spacious Dual Aspect Lounge/Dining Room
- Modernised Family Bathroom Suite
- Downstairs Cloakroom/WC
- Off Road Parking And Garage
- Tiered Low Maintenance Rear Garden
- Basement Storage Beneath The Property





the details...

Situated within the highly desirable location of Fourth Avenue in Teignmouth, this well presented three bedroom semi detached home enjoys attractive sea views from the first floor whilst offering spacious and versatile accommodation throughout. Benefitting from off road parking, a garage and basement storage, the property is offered to the market with no onward chain and would make a fantastic family home.

A UPVC double glazed entrance door opens into a welcoming entrance hallway featuring stairs rising to the first floor, under stairs storage cupboard and a central heating radiator. From the hallway there is access to a convenient downstairs WC comprising a low level WC, wash hand basin with mixer tap, chrome heated towel rail, obscure UPVC double glazed window to the rear and PVC panelling to half height.

The lounge/dining room is a bright and spacious dual aspect room with UPVC double glazed windows to the front and side, with the front aspect enjoying pleasant views across Teignmouth. The room offers ample space for both lounge and dining furniture and is complemented by central heating radiators.

The kitchen is fitted with a range of matching wall and base units incorporating work surfaces, tiled splashbacks, sink with drainer and space for white goods. Additional features include a UPVC double glazed window to the front, central heating radiator and space for a double oven with extractor hood above.

Stairs rise to the first floor landing which features an attractive stained glass window, loft access and doors leading to all principal rooms. Bedrooms one and two are generous double bedrooms positioned to the front of the property, both benefitting from sea views towards the coastline. Bedroom one further enjoys a feature fireplace and radiator, whilst bedroom two also includes a feature fireplace and radiator. Bedroom three is positioned to the rear and is a well proportioned single bedroom with UPVC double glazed window and radiator.

The bathroom has been tastefully renovated with a modern white suite comprising a panelled bath with shower attachment, walk-in shower enclosure with mains shower over, vanity wash basin with storage beneath and illuminated mirror above, low level WC and chrome heated towel rail. The room is finished with metro style tiled splashbacks, PVC panelling and an obscure UPVC double glazed window to the rear.

Outside, the rear garden has been designed for low maintenance living and is arranged over tiers. A courtyard seating area leads to raised decked seating areas alongside an area of artificial lawn, mature shrubs and bushes creating an attractive outdoor space ideal for entertaining and relaxing.



the floorplan...

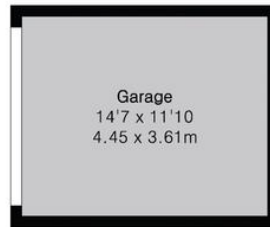
**Approximate Gross Internal Area 1493 sq ft - 138 sq m
(Excluding Garage)**

Lower Ground Floor Area 473 sq ft – 44 sq m

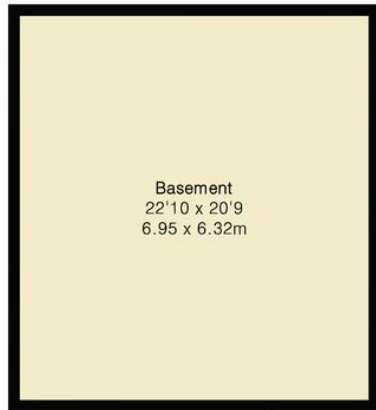
Ground Floor Area 510 sq ft – 47 sq m

First Floor Area 510 sq ft – 47 sq m

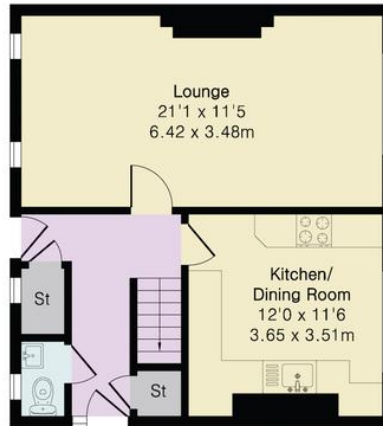
Garage Area 173 sq ft – 16 sq m



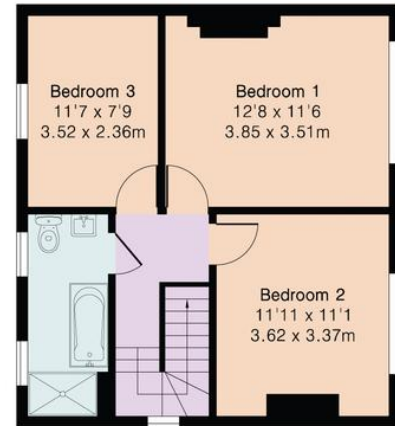
Garage



Lower Ground Floor



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

complete.



the location...

Travel

St Patricks School, Fourth Avenue

0.07 mi • Bus stop or station

St Patricks School

0.08 mi • Bus stop or station

Deer Park Avenue

0.13 mi • Bus stop or station

Teignmouth Rail Station

0.75 mi • Train station

Schools

Our Lady And St Patrick's Roman Catholic Primary School

0.05mi •

Teignmouth Primary School

0.17mi •

Trinity School

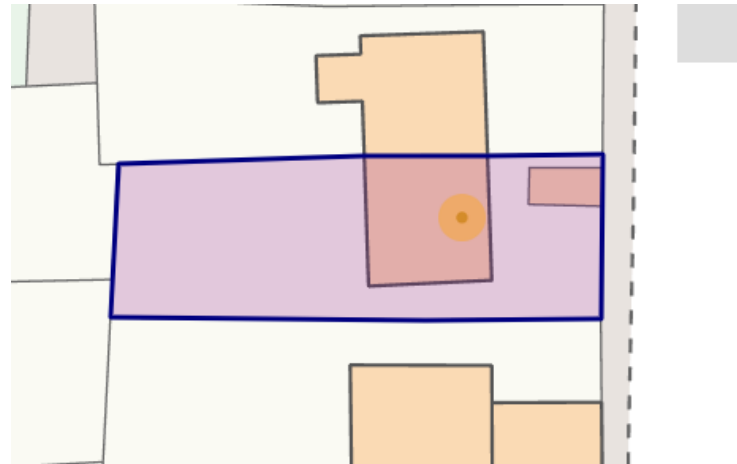
0.50mi •

Teignmouth Community School, Exeter Road

0.53mi •

Please check Google maps for exact distances and travel times.

Property postcode: **TQ14 9DT**



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