

CHRISTOPHER SCALES

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**exp** UK



**Barham Avenue | Teignmouth**

**£275,000**

A beautifully presented home in a convenient and accessible Teignmouth location. To arrange a viewing, when calling please quote CS1097.

Approached from the road there is an allocated parking space, with garden area to the side, and a pathway leading to the front door. There is an additional allocated parking space nearby. Once inside, the entrance hallway with WC then opens in to the spacious living area with double doors opening on to the level rear garden, ample space for a dining area and then opening into the fully integrated kitchen. On the first floor the landing leads to three bedrooms, bedroom one with an ensuite shower room/WC and there is a family bathroom/WC. The property is further complimented throughout with gas central heating and double glazing.

An internal inspection is highly recommended in order to appreciate this superb home.

**The accommodation comprises,** Canopied entrance with door to:

**ENTRANCE HALL** Pendant light point, smoke detector, stairs with handrail to first floor, radiator, consumer unit, doors to:

**SITTING/DINING ROOM** - 5.11m x 4.72m (16'9" x 15'6") Maximum measurements. Pendant light points, UPVC double doors opening onto the rear garden, radiators with thermostat control, TV connection point, under stairs storage cupboard housing the hot water cylinder, opening to:

**KITCHEN** - 2.41m x 2.82m (7'11" x 9'3") Inset spotlights, smoke detector, UPVC double glazed window to front aspect. Fitted kitchen comprising a range of base and drawer units with roll edged work surfaces over, inset 1.5 bowl sink and drainer with mixer tap over, inset four ring gas hob with extractor over, wall cabinets, integral fridge freezer, dishwasher and washing machine, built-in double electric oven.

**GROUND FLOOR WC** - 1.75m x 0.97m (5'9" x 3'2") Light point, UPVC obscure glazed window. Pedestal wash hand basin with tiled splashback, WC, radiator with thermostat control.

**FIRST FLOOR LANDING** Pendant light point, smoke detector, hatch to loft space, doors to:

**BEDROOM ONE** - 3.71m x 3.12m (12'2" x 10'3") Maximum measurements. Pendant light point, UPVC double glazed window to front aspect, radiator, built-in double wardrobe, door to:

**ENSUITE SHOWER ROOM/WC** Inset spotlights, extractor fan, UPVC obscure glazed window. Comprising walk-in shower enclosure with sliding door, pedestal wash hand basin, WC, part tiled walls, radiator with thermostat control.





**BEDROOM TWO** - 3.15m x 2.59m plus recess (10'4" x 8'6") Pendant light point, UPVC double glazed window to rear aspect, radiator with thermostat control, TV point, telephone point.

**BEDROOM THREE** - 3.15m x 2.06m (10'4" x 6'9") Maximum measurements. Pendant light point, UPVC double glazed window to rear aspect, radiator with thermostat control.

**BATHROOM/WC** - 2.06m x 1.85m (6'9" x 6'1") Light point, extractor fan. Comprising panelled bath with central taps and shower attachment over, pedestal wash and basin, WC, part tiled walls, heated towel rail.

### **OUTSIDE**

**FRONT** - At the front of the property is an allocated parking space and an additional parking space nearby.

**REAR** - To the rear of the property and accessed from the sitting/dining room is an enclosed garden, part laid to patio and gravel/stone chippings with flowerbed border, enclosed by low-level brick wall and timber fence. Garden shed.

### **USEFUL INFORMATION**

Tenure - Freehold

Age - 2013

Heating - Gas central heating

Drainage - Mains

Windows - Double glazed

Council Tax - Tax band C

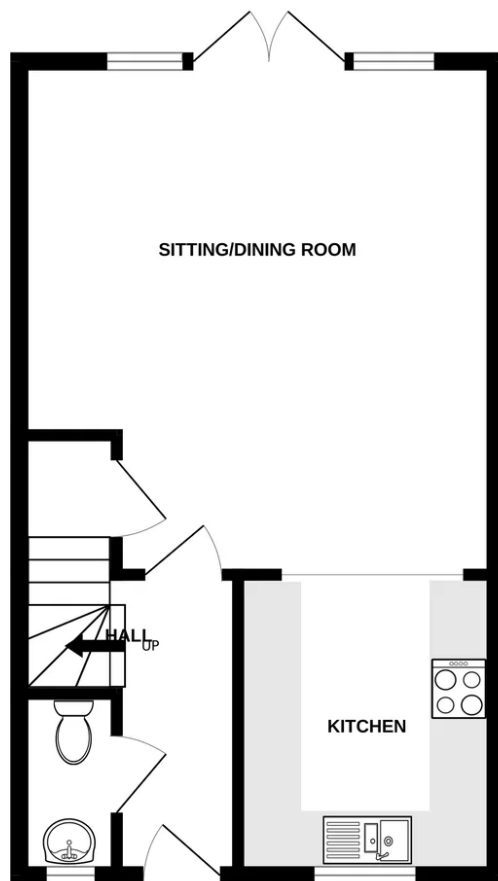
EPC Rating - C/78 potential - A/92

Mobile & Broadband - To be confirmed

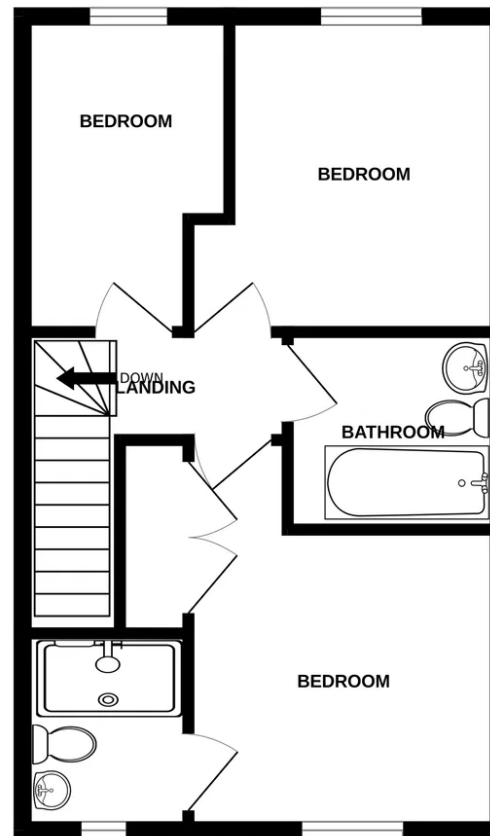
Development Fee - £320per annum (Approx for 2025)



GROUND FLOOR



1ST FLOOR



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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