

A Spacious Five Bedroom Terraced Family Home Arranged Over Three Floors, Benefiting From Two Reception Rooms, Two Shower Rooms, A Utility Room, Generous Basement Storage, An Enclosed Rear Garden And Off-Road Parking. Offered To The Market With No Onward Chain.

3 Westbrook Avenue | Teignmouth | TQ14 9EL

complete.

thoroughly good property agents

PROPERTY TYPE
Mid Terraced House

SIZE
1,496 sq ft

LOCATION
Town

AGE
1950s, 1960s and 1970s

BEDROOMS
5

RECEPTION ROOMS
2

BATHROOMS
2

WARMTH
Gas Central Heating

PARKING
Off Road Parking

OUTSIDE SPACE
Garden

EPC RATING
D

COUNCIL TAX BAND
C



in a nutshell...

- Accommodation Arranged Over Three Floors
- Two Reception Rooms With Feature Fireplaces
- Fitted Kitchen With Access To The Rear Garden
- Three First Floor Bedrooms And Family Shower Room
- Converted Loft Providing Two Further Bedrooms And Shower Room
- Additional Utility Room With Potential For Alternative Uses
- Generous Basement Storage Beneath The Ground Floor
- Enclosed Rear Garden With Courtyard Seating Area




InverterMotor
1200
9kg





the details...

Offered to the market with no onward chain, this spacious five-bedroom terraced home provides versatile accommodation arranged over three floors, complemented by two reception rooms, two shower rooms, a separate utility room, generous basement storage and the added benefit of off-road parking to the rear. The property offers well-proportioned living space throughout and would make an ideal purchase for growing families or buyers seeking flexible accommodation.

The property is approached via steps and a pathway leading through a low-maintenance front garden, featuring a variety of mature shrubs and bushes. The front entrance opens into a porch, with a further door leading into the main hallway, providing access to the ground floor accommodation, useful understairs storage and stairs rising to the first floor.

Positioned at the front of the property, the lounge is a bright and inviting reception room featuring a bay window, central heating radiator, picture rail, coved ceiling and an electric fire providing a focal point to the room. A separate dining room offers further reception space, complete with a gas fire, picture rail, coved ceiling and central heating radiator. UPVC double-glazed doors open directly onto the rear garden, whilst an opening provides access into the kitchen.
The kitchen is fitted with a range of matching wall and base units, complemented by work surfaces and metro-tiled splashbacks. Further features include an inset sink with mixer tap, ceiling spotlights, space and plumbing for white goods and a UPVC double-glazed window overlooking the rear. An additional door provides convenient access to the garden.

Stairs rise to the first-floor landing, where three well-proportioned bedrooms and the family shower room can be found. Each bedroom benefits from UPVC double-glazed windows and central heating radiators, with television points also provided. The family shower room comprises a walk-in shower enclosure with sliding glass doors, tiled surrounds, low-level WC and pedestal wash basin with vanity mirror above. Further features include a central heating radiator and an obscured double-glazed window to the rear.

A further staircase leads to the converted loft accommodation, providing two additional bedrooms, both benefiting from double-glazed windows and central heating radiators. This floor also incorporates a further modern shower room, offering added convenience for larger households. A separate utility room is fitted with a range of base units and work surfaces, providing useful additional space with potential for alternative uses, subject to any necessary consents.
The property also benefits from television points in all five bedrooms and both reception rooms, together with telephone points in the front bedroom and converted loft accommodation.

Outside, the rear garden provides an enclosed outdoor space with steps leading to a courtyard seating area, ideal for outdoor dining and entertaining. A gate provides access to the rear parking area, offering the convenience of off-road parking.

An additional feature of the property is the substantial basement storage, extending beneath the ground floor and offering useful head height and generous space for storage.

Combining spacious accommodation, flexible living arrangements and the practicality of off-road parking, this five-bedroom home presents an excellent opportunity for a range of purchasers. Offered with no onward chain, an internal viewing is highly recommended to fully appreciate the space and potential on offer.



Material Information (Subject to Legal Verification)
Tenure - Freehold
Council Tax Band - C
EPC - D



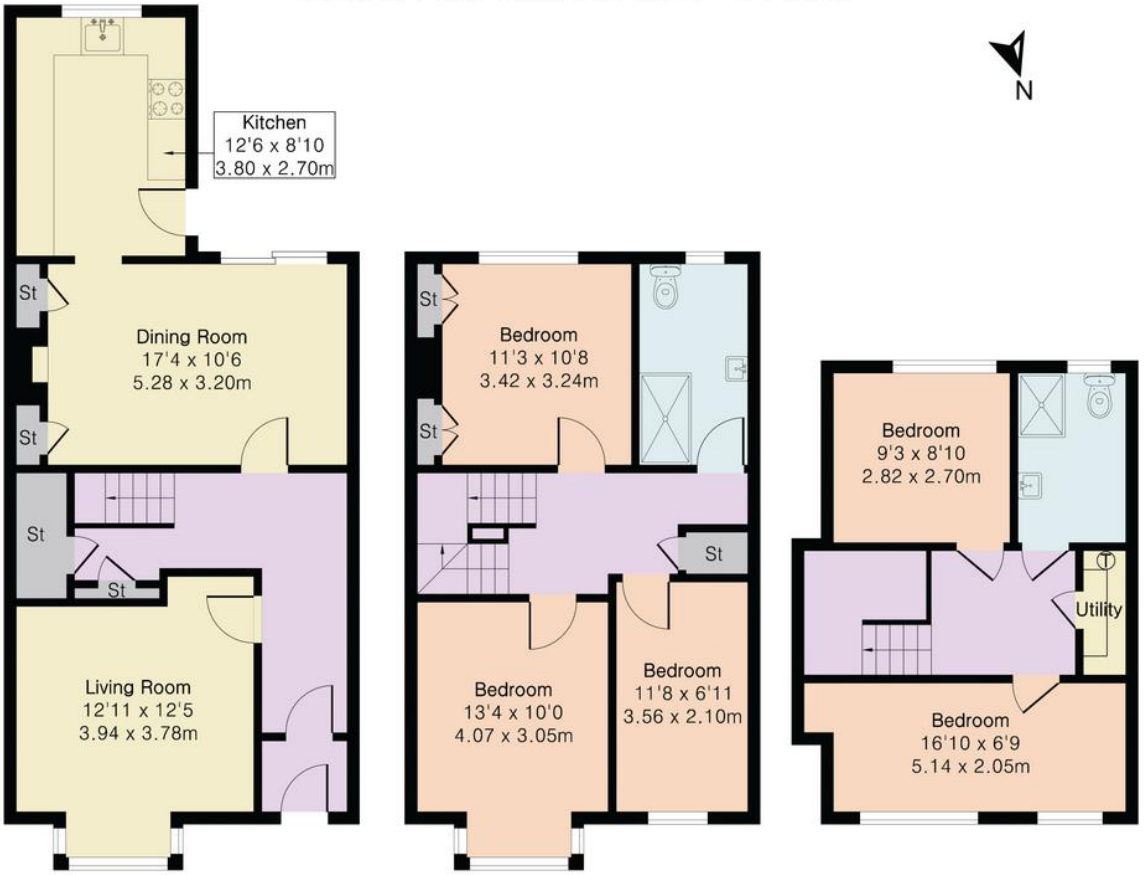
the floorplan...

Approximate Gross Internal Area 1498 sq ft - 139 sq m

Ground Floor Area 623 sq ft – 58 sq m

First Floor Area 509 sq ft – 47 sq m

Second Floor Area 366 sq ft – 34 sq m



Ground Floor First Floor Second Floor

PINKPLAN

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.

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A fee is payable for the completion of these checks:
• Vendors: £25 + VAT per person
• Purchasers: £37.50 + VAT per person

The applicable fee is payable when the AML verification process is requested and covers the cost of carrying out the required identity and AML checks. Additional checks may be required where necessary to satisfy our legal and regulatory obligations.

Please note that payment of the AML verification fee does not guarantee that a transaction will proceed and does not form part of our estate agency commission.



the location…

Travel

Bitton park Road – Bus Stop – 0.04mi

Coombe Vale Road – Bus Stop – 0.12mo

Teignmouth Rail Station – 0.54mi

Schools

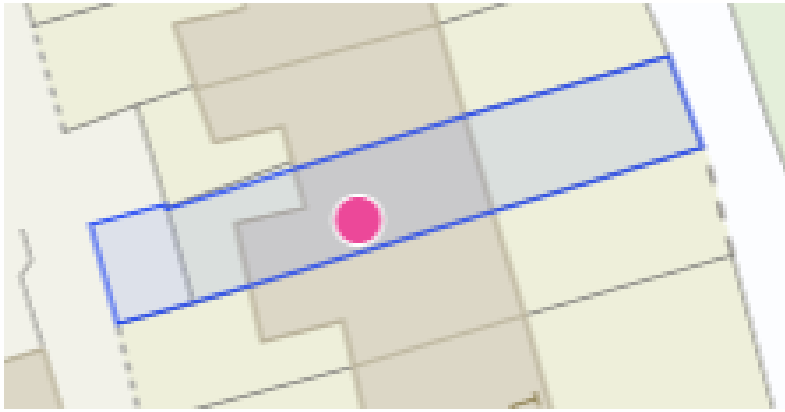
OLSP Primary School – 0.27mi

Teignmouth Primary School – 0.36mi

Teignmouth Community School – 0.39mi

Please check Google maps for exact distances and travel times.
Property postcode: TQ14 9EL





Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.
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