



**Connells**

Barham Avenue  
Teignmouth



### Property Description

Situated within a modern residential development in the sought-after coastal town of Teignmouth, Barham Avenue is a well-presented three bedroom home offering comfortable, contemporary living ideal for families or first-time buyers.

Internally, the home is thoughtfully laid out, typically comprising a welcoming entrance hall leading into a bright and spacious kitchen/lounge/diner, designed to maximise natural light and provide a versatile living and entertaining space. French doors or similar features often open onto the rear garden, creating a seamless indoor-outdoor flow.

The kitchen is fully fitted with integrated appliances and ample storage, catering perfectly to modern lifestyles. Upstairs, the property offers three well-proportioned bedrooms, including two doubles and a single - along with a family bathroom and an en-suite to the principal bedroom.

Externally, the property benefits from a private rear garden designed for low maintenance, featuring a patio area suitable for outdoor dining. To the front, there is an allocated parking space, with a further space nearby.

The location is a key highlight. Barham Avenue enjoys excellent connectivity, with nearby bus routes and rail links, including Teignmouth station less than a mile away, making commuting and travel convenient. The property is also within easy reach of local schools, shops, and everyday amenities, enhancing its appeal for families.

### Front Of The Property

Allocated parking for one vehicle, with a further allocated parking space located nearby.

### Entrance Hallway

Stairs to the first floor and a wall mounted radiator.

### Cloakroom

Obscure double glazed window to the front of the property, WC, wash hand basin and a wall mounted radiator.

### Kitchen/Lounge/Diner

26' 9" x 15' 6" ( 8.15m x 4.72m )

Kitchen - Double glazed window to the front of the property, wall and base units, one and a half bowl stainless steel sink/drainer, four ring gas hob with extractor over, integrated eye level double oven, integrated fridge/freezer, integrated dishwasher, integrated washing machine.

Lounge/Diner - Double glazed patio doors leading out to the rear garden, understairs storage cupboard housing the hot water cylinder and three wall mounted radiators.

## First Floor

Loft hatch.

### Bedroom One

12' 3" x 10' 4" ( 3.73m x 3.15m )

Double glazed window to the front of the property, built-in double wardrobe and a wall mounted radiator. Door to ensuite.

### Ensuite

Obscure double glazed window to the front of the property, shower, WC, wash hand basin part tiled and a wall mounted radiator.

### Bedroom Two

10' 5" x 9' 5" ( 3.17m x 2.87m )

Double glazed window to the rear of the property and a wall mounted radiator.

### Bedroom Three

10' 5" x 6' 9" ( 3.17m x 2.06m )

Double glazed window to the rear of the property and a wall mounted radiator.

## Bathroom

Bath with mixer taps and shower attachment, WC, wash hand basin, extractor fan, part tiled and a wall mounted heated towel rail.

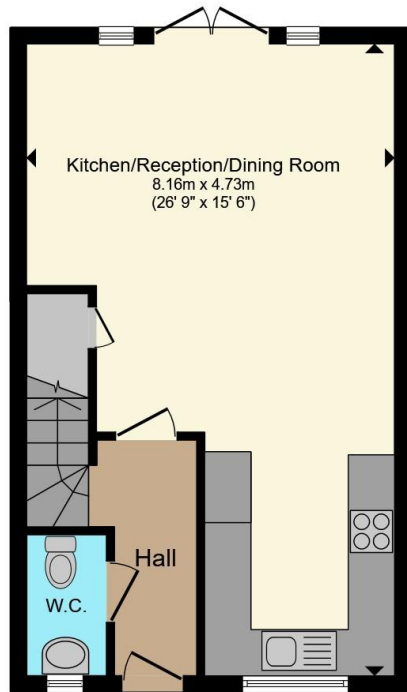
## Rear Of The Property

Enclosed rear garden which is laid with a variety of patio, gravel and grass over shallow tiers and allows for a low maintenance upkeep. Ample space for garden furniture, flowerbed border and a shed for additional storage.

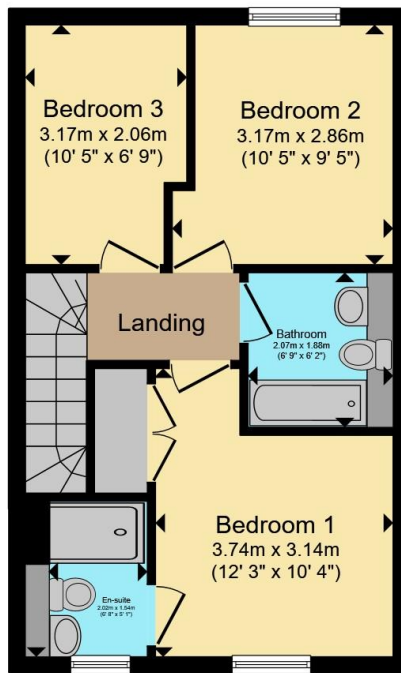
### Agents Note

There is a service charge payable - this is tbc.





**Ground Floor**



**First Floor**

Total floor area 78.0 m<sup>2</sup> (840 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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EPC Rating: C Council Tax  
 Band: C

**view this property online [connells.co.uk/Property/NAB313340](http://connells.co.uk/Property/NAB313340)**

Tenure: Freehold



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