



## 3 Grove Avenue, TEIGNMOUTH

£210,000 Freehold

Mid Terraced Cottage • Two Double Bedrooms • Modern Kitchen/Bathroom • Lounge • Dining Room • Private Courtyard Garden • In Close Proximity to Town/Train Station • Many Original Features • NO ONWARD CHAIN • EPC - C

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This is a refurbished mid terraced cottage located in a convenient location close to Teignmouth town and beaches. There is a lounge, separate dining room, modern kitchen, two bedrooms, family bathroom and an enclosed courtyard garden. NO CHAIN.

A uPVC glazed front door opens to the entrance hallway where stairs rise to the first floor and there are doors off to the lounge and dining room.

The lounge has a window overlooking the front and a feature fireplace. The dining area also has a feature fireplace with an opening to the kitchen which has a window overlooking the side as well as a door leading out to the sun room and garden. The modern kitchen, fitted with a range of base and wall units with work tops, has an integrated electric oven and four ring gas hob and there is space for a fridge/freezer. There is plumbing and space for a washing machine with space for further appliances and a cupboard housing the combination boiler.

Ascending the stairs to the spacious landing, there are doors off to the bedrooms and bathroom and there is access to the loft space.

There are two bedrooms, the master is a good size room and overlooks the front and has a feature fireplace. The other double bedroom overlooks the rear and has an original fireplace with grate.

The bathroom comprises bath with mains fed shower and screen, pedestal wash hand basin and low level dual flush WC. There is an obscure glazed window to the side and a great size storage cupboard.



To the rear of the property there is a good sized courtyard with plenty of room for tables and chairs.

Refurbished mid terraced cottage in convenient location close to town and beaches. Lounge, separate dining room, modern kitchen, two bedrooms and family bathroom. Enclosed courtyard garden. NO CHAIN.



Tenure: Freehold

Council Tax Band A: £1,724.91 per year

Mains Services: Gas, Electric & Water all connected

Broadband: 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: Lounge 11'01" x 10'00" (3.40m x 3.00m), Dining Room 13'02" x 10'09" (4.00m x 3.30m), Kitchen 9'05" x 6'01" (2.90m x 1.90m), Bedroom 13'02" x 11'01" (4.00m x 3.40m), Bedroom 10'09" x 8'05" (3.30m x 2.60m), Bathroom 9'05" x 6'01" (2.90m x 1.90m).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	86
(81-91)	B	
(69-80)	C	72
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	

