1 Chilton Avenue, Teignmouth

£400,000 Freehold

Detached Chalet Bungalow in Sought-After Location • Four Bedrooms, Two Downstairs • Large Lounge Overlooking South Facing Garden • Kitchen/Dining Room • Family Bathroom on Ground Floor • Separate Shower Room on First Floor • South Facing Wrap Around Garden • Distant Sea and Countryside Views • Ample Off Street Parking and Garage • EPC - D

Contact Us...

01626 815815

teignmouthsales@chamberlains.co

6 Wellington Street
Teignmouth
TQ14 8HH

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The property is accessed off Livingstone Road and is on the corner of Chilton Avenue.
Upon entering the property you are greeted by a good sized hallway with stairs to the first floor and access to the lounge. two double bedrooms, family bathroom and kitchen/breakfast room. The lounge is wonderfully light with one uPVC window looking over the front garden, radiator and original open fire place with tiled surround. Bedroom 2 overlooks the front garden through a uPVC window and has built in wardrobes and a radiator. Bedroom 3 has a uPVC window which overlooks the side of the property with space for a free standing wardrobe and radiator. The bathroom comprises ceramic tiled floor, pedestal wash-hand basin, WC, panelled bath, shower cubicle and a frosted uPVC window. The kitchen has two uPVC windows overlooking the rear and side of the property and is fitted with a range of wall and based mount units with spaces for fridge, freezer and washing machine and is currently fitted with a 6 ring Diplomat range oven.

A courtesy door leads in to the garage where there is the wall mounted gas fired central heating boiler.
Off the first floor landing there are two bedrooms with sloping ceilings and a shower room. The master bedroom comprises two uPVC windows offering plenty of light, one of which overlooks the rear of the property and the other overlooks the front garden and offers views out over Teignmouth and towards Shaldon with glimpses of the sea. The shower room is fully tiled and comprises a walk in shower, wash hand basin and WC and frosted uPVC window. Bedroom 4 has two Velux windows with fitted blinds and could be utilised as either a bedroom or office.

To the front of the property there is a south facing wrap around garden with lawned area with a split concrete path which leads to the front door as well as leading around the property to the rear garden and top of the driveway. The rear garden is terraced with paving and borders.
The ample driveway is big enough for 2 cars, and has access to the garage with enough space for an additional car. The garage also houses the gas fired boiler.

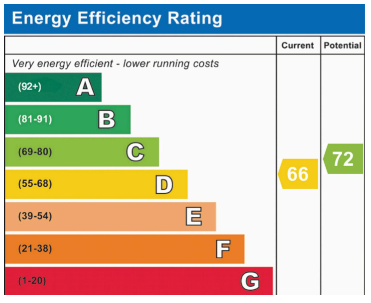
Tenure - Freehold
Mains Services - Gas, Electric and Water

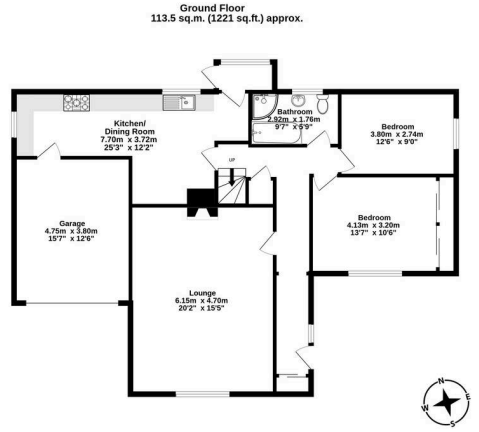
Council Tax Band E - ***£3,162.32 per annum***

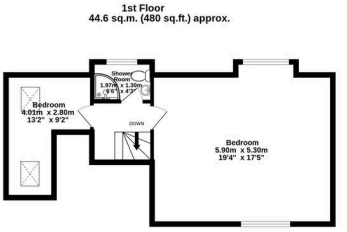
Broadband Speed - Ultrafast 1000 Mbps (According to OFCOM)

Teignmouth is a popular seaside resort on a stretch of red sandstone along the South Devon Coast. The town has a comprehensive range of facilities including local independent shops, bars and restaurants, a small hospital, the Den with a Green Flag Awarded children's play park and both state & independent schools. Teignmouth has a mainline rail service with commuter trains running to London Paddington & Midlands daily. Access to the A380, A38 and M5 is within a few miles away with Torbay to the south and Exeter to the north.

MEASUREMENTS: Lounge 20’2” x 15’5” (6.15m x 4.70m), Kitchen/Dining room 25’3” x 12’2” (7.70m x 3.72m), Bedroom 13’7” x 10’6” (4.13m x 3.20m), Bedroom 12’6” x 9’0” (3.80m x 2.74m), Bathroom 9’7” x 5’9” (2.92m x 1.76m), Bedroom 19’4” x 17’5” (5.90m x 5.30m), Shower Room 6’6” x4’3” (1.97m x 1.30m), Bedroom 13’2” x 9’2” (4.01m x 2.80m), Garage 15’7” x 12’6” (4.75m x 3.80m)







TOTAL FLOOR AREA : 158.1 sq.m. (1702 sq.ft.) approx.

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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