



Lake Avenue, Teignmouth, TQ14

£380,000 Guide Price

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the key to your home

Property Description

SELLERS INSIGHT You couldn't wish for a more quiet, peaceful bungalow with a path leading down to Coombe Valley nature reserve and park as well as the allotments for the keen gardeners. As well as being in good proximity for the local schools, this bungalow is versatile enough to be a perfect family home or just a great property for keen dog walkers working from home or retired. The Nature reserve can be accessed from both the front of the property or from the rear garden via a walkway.

STEP INSIDE Stepping through the composite front door with uPVC glass side panels into the entrance porch, the modern feel of this lovely property is immediately apparent. With oak internal doors, deep matching skirting and architrave and lovely wooden flooring throughout the hallway, there is a real feeling of the space and modern living this bungalow has to offer. The living accommodation gives a real 'wow' factor when you enter the area. The living area with wooden flooring is generous yet extremely cosy with French doors out to the rear garden. The beautiful modern fitted kitchen to the side has gloss tiled flooring and two Velux windows throwing an abundance of light into the area. It is fitted with high quality high gloss cream units, tall cupboards, quartz worktop and an integrated Neff electric double oven and Neff 5 ring gas hob with extractor above. The sink, with extendable tap, is inset within a matching breakfast bar. There are ceiling spotlights and there is space for a fridge/freezer and ample room for further dining furniture. A door leads through to the separate utility which has plumbing and space for a washing machine and dryer, shelving, a butler sink with extendable tap and further storage. A uPVC glazed door leads out to the rear garden. Two bedrooms overlook the front of the property with a pleasant outlook towards the town, one of which is the master bedroom which is fitted with spotlights and has a space for storage with hanging and shelving. There is a further good sized storage area off the master bedroom with potential to make this into an en suite or dressing room. A further bedroom overlooks the side and



another overlooks the rear. All of the bedrooms are double rooms. The modern family bathroom with ceiling spotlights comprises double ended bath with hand held shower attachment, large shower cubicle with screen and rainfall shower head, wall mounted wash hand basin with mirror, light and shaver point above and low level dual flush WC. There is tiled flooring and partly tiled walls, a heated towel rail and a uPVC obscure glazed window to the front.

MEASUREMENTS Lounge 21' 9" x 10' 2" (6.63m x 3.1m) Kitchen/Dining Area 21' 6" x 8' 6" (6.56m x 2.6m) Utility 8' 6" x 8' 2" (2.6m x 2.5m) Bedroom 18' 11" x 9' 3" (5.76m x 2.81m) Bedroom 14' 5" x 9' (4.4m x 2.75m) Bedroom 13' 6" x 10' (4.1m x 3.04m) Bedroom 12' 6" x 10' (3.81m x 3.04m) Bathroom 9' 6" x 7' 1" (2.91m x 2.15m)

STEP OUTSIDE To the front of the property there are two wrought iron gates. One leading to the front door and another accessing the side path giving access to the rear. The front garden has a variety of established plants and an area laid to loose stone ideal for garden furniture or seating. Steps lead down to the side path where the rear garden can be accessed. There is access to under house storage at the side of the property which has light and houses the boiler. The rear garden, which is fully enclosed with fence boundary, has a pathway laid to loose stone with a generous paved patio to accommodate ample garden furniture. There is a level lawn and a gate gives access to the walkway at the rear where Coombe Valley nature reserve can be easily accessed as it can from the walkway at the front of the property also. This property also benefits from a garage situated in a block with an up and over door.

LOCATION 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 daily. Access to the A380, A38 and M5 is within a few miles away with Torbay to the south and Exeter to the north.

Key Features

- ✓ Detached Bungalow
- ✓ Four Bedrooms
- ✓ Open Plan Living Space
- ✓ Modern Fully Fitted Kitchen
- ✓ Separate Utility Room
- ✓ Family Bathroom
- ✓ Level Enclosed Rear Garden
- ✓ Garage In Block
- ✓ Gas Central Heating
- ✓ EPC - D



External Areas

Garage

Single Garage

Garage in a block nearby.



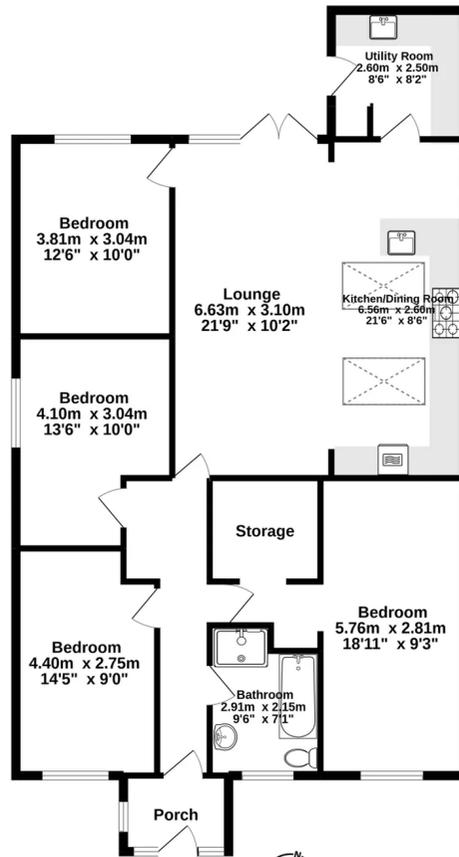








Ground Floor
117.2 sq.m. (1261 sq.ft.) approx.



TOTAL FLOOR AREA : 117.2 sq.m. (1261 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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