



## 76 Deer Park Avenue, Teignmouth

Guide Price £280,000

# 76 Deer Park Avenue

Teignmouth, Teignmouth

Mid terraced three bedroom family home close to schools, shop and nature reserve. Lounge/diner, kitchen, conservatory, family bathroom and enclosed and private rear garden. On road parking.

Council tax band: B

Tenure: Freehold

- Terraced House
- Lounge/Diner
- Kitchen
- Conservatory
- Lovely Far Reaching Views
- Enclosed Rear Garden
- On Road Parking To Front & Rear
- Close To Schools, Shop & Nature Reserve
- EPC - D



**AGENTS COMMENTS** This great family home is situated in a convenient location, close to schools, local shop and nature reserve. With three bedrooms (two of which enjoy estuary views), family bathroom and good sized living accommodation with the addition of a conservatory, this property makes a perfect family home with an enclosed rear garden and on street parking to the front and rear.

**STEP INSIDE** Stepping into the property there is a window overlooking the front and hanging for coats. An arch leads into the living area with a large window giving lovely far reaching elevated views across Teignmouth and over the surrounding countryside. Stairs ascend to the first floor and there is a door off to the kitchen, feature fireplace with coal effect gas fire and the room flows through to the dining area with patio doors leading out to the conservatory which is a great size having a new concrete floor.

The kitchen is equipped with base and wall units including display cabinets with work top and tiled splash backs. There is a useful tall storage cupboard, integrated electric oven and four ring electric hob, sink unit with window looking out to the conservatory and rear garden and there is plumbing and space for a dishwasher with plumbing for a washing machine in the conservatory.

Ascending the stairs, there is access to the loft space on the landing with doors off to the bedrooms and family bathroom.

Two bedrooms, one a good sized double and one a single, overlook the front, affording fantastic far reaching view across Teignmouth over to the Teign estuary and surrounding countryside.

A further double bedroom overlooks the rear.

The family bathroom comprises white suite with bath with shower attachment, shower screen, pedestal wash hand basin and low level dual flush WC. There is an obscure glazed window to the rear.

Council Tax Band B - £1,732.58 per year

**MEASUREMENTS** Lounge/Diner 20' 7" x 19' (6.28m x 5.8m), Kitchen 10' 9" x 9' 6" (3.28m x 2.89m), Conservatory 15' 11" x 9' 6" (4.88m x 2.91m), Bedroom 12' 10" x 9' 7" (3.92m x 2.93m), Bedroom 12' 2" x 9' 7" (3.7m x 2.92m), Bedroom 8' 11" x 6' 6" (2.72m x 1.99m)





#### Garden

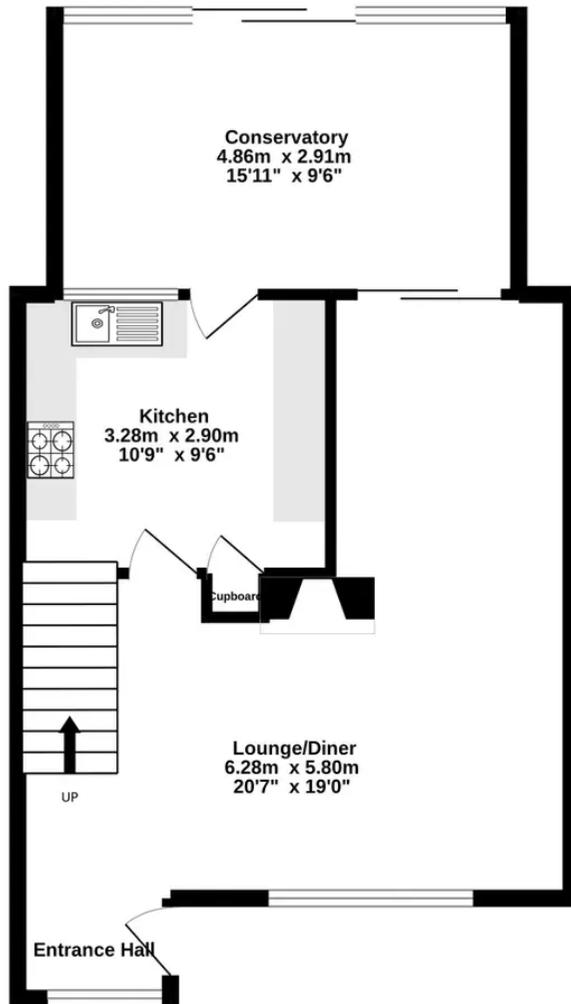
To the rear, there is a paved area the width of the property providing plentiful space for garden furniture etc. A few steps lead to the higher terrace which is laid to lawn. A few further steps take you to a good sized area of hardstanding where a large garden shed is sited and a gate gives access out to Higher Coombe Drive where there is on road parking in addition to on road parking at the front.

#### Parking

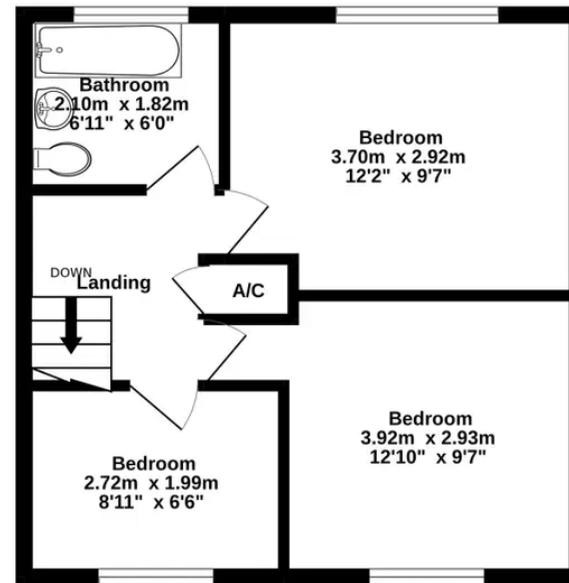
There is on road parking to the front and rear of the property.



**Ground Floor**  
51.5 sq.m. (555 sq.ft.) approx.



**1st Floor**  
33.9 sq.m. (365 sq.ft.) approx.



**TOTAL FLOOR AREA : 85.4 sq.m. (920 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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