



50 Deer Park Avenue, Teignmouth

£245,000 Freehold

Two Bedroom Semi Detached Property • Sunny Aspect and Outlook To Countryside • Two Good Size Bedrooms • Lounge/Dining Room • Sun Room/Conservatory • Kitchen and Utility Room • Pretty Front and Rear Gardens • Garage • Convenient Location • EPC -D

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Situated in a popular residential area of Teignmouth, this two bedroom semi detached home is conveniently located for local shops, schools, amenities and transport links. It enjoys a sunny aspect and has a lovely open outlook enjoying fantastic sunsets. It is set just back from the road with a pathway to the front door with pretty front and rear gardens and a garage at road level.

Stepping in to the property through the front porch and then into the entrance hall, there are doorways to take you through to the lounge/dining room and kitchen, as well as stairs leading up to the first floor. The lounge/dining room is a bright room, thanks to its dual aspect, with feature electric fire, wood surround and marble effect hearth and from the front window there are very pleasant countryside views. There is a door from the dining area through to the kitchen.

The kitchen has windows overlooking the rear of the property, with a door leading to the utility area and sun room. The kitchen has been fitted with a range of wall and base mounted units, roll top worksurfaces and tiled splashbacks, space for electric cooker, dishwasher and fridge/freezer, one and a half bowl stainless steel sink & drainer.

The utility area has space and plumbing for a washing machine and tumble dryer, a cupboard housing the Worcester combi boiler, door to the garden and double doors to the sun room which in turn has patio doors out on to the front garden seating area. A further door leads to the downstairs WC, comprising a close coupled WC and wall mounted wash hand basin.

Ascending the stairs to the first floor, the landing leads to the two bedrooms, family shower room and loft access with ladder. Both bedrooms are double rooms, the main bedroom being a particularly good size with three storage cupboards and two windows with lovely countryside views. The second bedroom is to the rear aspect overlooking the garden. The family shower room has a fully tiled suite comprising enclosed shower cubicle, WC, wash hand basin, ladder style towel radiator & obscured window facing the rear.

There is gas central heating and uPVC Double Glazing.

To the front of the property there are pleasant gravel areas for seating to enjoy the sunshine and views, split by the path to the front door. There is side access to the rear garden.

To the rear of the property there is a pretty terraced garden, the larger of the terraces being closest to the house making a pleasant patioed seating area. There is also a decked area with garden shed, an outside tap and side access to the front.



Tenure: Freehold
Council Tax Band C- **£2409.05 per annum**

Mains Services: Electric, Gas and Water all connected.

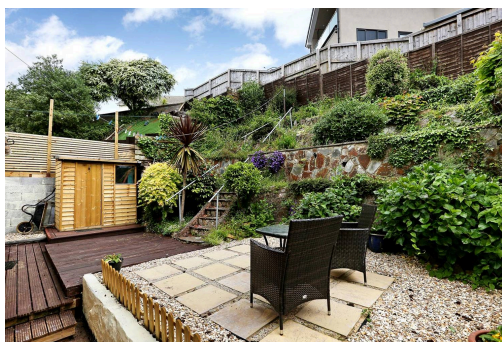
Broadband Speed - Ultrafast 1000 Mbps (According to OFCOM)



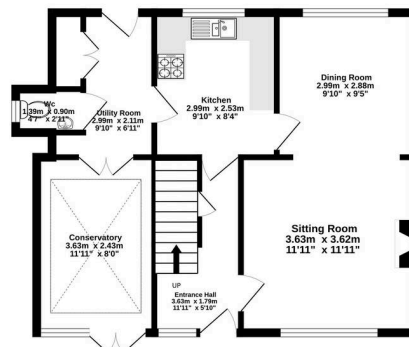
Teignmouth is a popular seaside resort on a stretch of red sandstone along the South Devon Coast. It is a coastal town that has a historic port and working harbour, with a Victorian Pier and promenade. There are sandy sea and river beaches excellent for sailing and water sports with two sailing clubs 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.



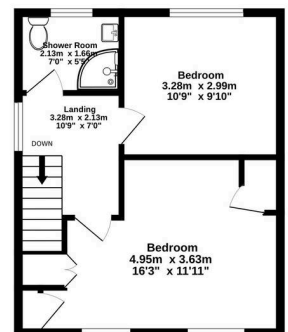
MEASUREMENTS: Lounge 3.63m x 3.62m (11'11" x 11'11"), Dining Area 2.99m x 2.88m (9'10" x 9'05"), Kitchen 2.99m x 2.53m (9'10" x 8'04"), Conservatory 3.63m x 2.43m (11'11" x 8'00"), Bedroom 4.95m x 3.63m (16'03" x 11'11"), Bedroom 3.28m x 2.99m (10'09" x 9'10").



Ground Floor
51.3 sq.m. (552 sq.ft.) approx.



1st Floor
35.8 sq.m. (386 sq.ft.) approx.



TOTAL FLOOR AREA : 87.1 sq.m. (937 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, corners and any other details 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. Made with Metrepro ©2005



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	76
(39-54)	E		
(21-38)	F		
(1-20)	G		