



No Onward Chain! Charming Three Bedroom End Of Terrace Home Close To Town Centre And Seafront With Off Road Parking And Principle Ensuite, Offer Versatile Accommodation In A Central, Sought After Area

15 Grove Avenue | Teignmouth | TQ14 9HS



thoroughly good property agents



PROPERTY TYPE

End Terraced House



SIZE

969 sq ft



LOCATION

Town



AGE

1920's



BEDROOMS

3



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Central Heating



PARKING

Off Road Parking



OUTSIDE SPACE

Patio



EPC RATING

TBC



COUNCIL TAX BAND

B



### in a nutshell...

- Arranged Over Three Floors
- Off Road Parking To The Front
- No Onward Chain
- Lounge With Bay Window And Feature Lighting
- Separate Dining Room With Storage
- Modern Fitted Kitchen With Range Cooker
- Contemporary Family Bathroom
- Principal Bedroom With En Suite And Distant Views
- Tenure - Freehold





## the details...

Charming Three Bedroom End Of Terrace Home Close To Town Centre And Seafront With Off Road Parking And No Onward Chain

A well-positioned and versatile three bedroom end of terrace property, ideally located for convenient access into the town centre, seafront and a range of local amenities. Offered for sale with no onward chain, the property benefits from gas central heating and double glazing, with accommodation arranged across three floors.

The ground floor comprises an inviting entrance hallway with stairs rising to the first floor and a door leading into a bright lounge featuring a bay window, feature wall lighting, and TV and telephone points. An archway opens into the dining room, which offers a central heating radiator, wall lighting, and useful under-stairs storage cupboard. A further archway leads through to the kitchen, fitted with a range of matching wall and base units, space and plumbing for white goods, a range cooker with splashback and extractor hood, and ceiling spotlights. A newly installed PVC double glazed window and door provide access to the rear courtyard.

To the first floor, the landing provides access to a modern family bathroom and two bedrooms. The bathroom is fitted with a contemporary three-piece suite comprising a panelled bath with tiled splashback, glass screen and shower over, pedestal wash basin with vanity mirror, low level WC, obscured double glazed window and extractor fan. There is also a storage cupboard housing the boiler.

Stairs rise to the top floor where the principal bedroom enjoys a dual aspect with a front-facing window offering sea views across the Estuary towards Shaldon. This room further benefits from an en-suite comprising a shower enclosure with tiled surrounds, pedestal wash basin and low level WC.

Externally, the property offers off-road parking to the front and a low-maintenance courtyard garden to the rear.



**Material Information –  
Subject to Legal Verification**

**Tenure - Freehold  
Council Tax Band - B  
EPC -**

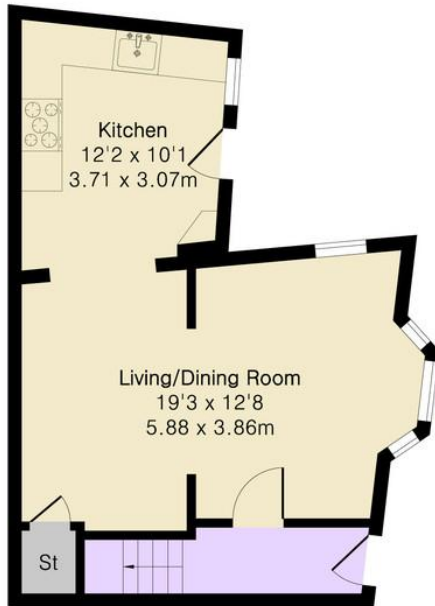


**Approximate Gross Internal Area 963 sq ft - 90 sq m**

Ground Floor Area 398 sq ft – 37 sq m

First Floor Area 275 sq ft – 26 sq m

Second Floor Area 290 sq ft – 27 sq m



Ground Floor



First Floor



Second Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



## the location...

### Travel

Bitton Park Flats, Bitton Park Road  
0.08 mi • Bus stop or station

### Orchard Gardens

0.15 mi • Bus stop or station

### Teignmouth Rail Station

0.20 mi • Train station

### Schools

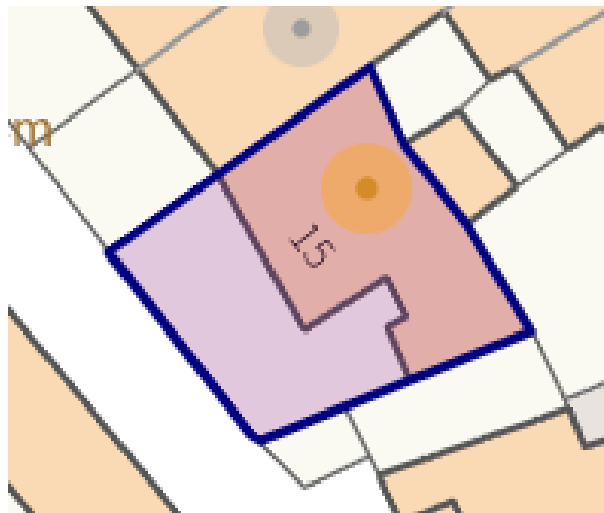
Teignmouth Community School, Exeter Road  
0.16mi • Secondary

Our Lady And St Patrick's Roman Catholic Primary School  
0.55mi • Nursery

Trinity School  
0.58mi • Nursery

Please check Google maps for exact distances and travel times.

**Property postcode: TQ14 9HS**



Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

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