



£300,000 Guide Price

Deer Park Avenue, Teignmouth TQ14 9HB

Detached House | 3 Bedrooms | 2 Bathrooms

Landline:- 01392 469333



www.rightathomeexeter.com



Step Inside

Key Features

- No Onward Chain
- Off Road Parking & Garage with driveway
- Ground floor shower room
- Detached Family home in popular location
- Lovely matured gardens with open views
- Kitchen, Spacious Lounge and study
- Conservatory
- In need of modernisation
- Council Tax Banding E

Property Description

A fantastic opportunity to purchase a detached family home in need of modernisation. This property is situated on a generous plot in a highly sought after residential location within walking distance of both primary and secondary schools with off road parking, attached garage with driveway. The accommodation briefly comprises; lounge, study, conservatory, kitchen, dining room/ground floor bedroom, shower room, two double bedrooms to the first floor and a wet room. The property is offered with NO ONWARD CHAIN.

Main Particulars

UPVC obscure double glazed entrance door with corresponding side screen into...

ENTRANCE HALLWAY Stairs rising to first floor, radiator, under stairs recess, Doors to...

DUAL ASPECT LOUNGE 6.58m x 3.49m (21'7" x 11'5") With UPVC double glazed windows overlooking the gardens and across the nearby Coombe Valley. Two radiators, brick fireplace with wooden mantles, door through to...

STUDY 2.08m x 5.44m (6'10 "x 17'10") Radiator, UPVC obscure double glazed door giving access to the...

CONSERVATORY 3.31m x .40m (10'10" x 7'11") UPVC construction enjoying views into the gardens, UPVC patio doors giving access onto the gardens.

KITCHEN - 4.05m x 3.26m (13'3" x 10'8") Range of white cupboard and drawer base units under rolled edge work surfaces with a five ring gas hob, one and a half bowl stainless steel drainer sink unit with mixer tap over, tiled splash backs, space and plumbing for washing machine, double oven, corresponding eye level units with corner display shelving, concealed extractor, breakfast bar, double glazed window overlooking the gardens, glazed fronted display units with further eye level and base and units under additional counter top, breakfast bar, wall mounted Worcester gas boiler providing the domestic hot water supply and gas central heating throughout the property, UPVC obscure double glazed door giving access to the side and gardens.

GROUND FLOOR BEDROOM 2.41m x 3.26m (7'11" x 10'8") UPVC double glazed window to side aspect, radiator.

GROUND FLOOR SHOWER ROOM Low level WC, wall hung wash basin, shower cubicle with glazed screen, fully tiled walls, fitted extractor.

From the entrance hallway, stairs rise to the...

FIRST FLOOR LANDING Doors to...

BEDROOM 1- 4.78m x 3.49m (15'8" x 11'52") Dual aspect with UPVC double glazed windows enjoying delightful views over the Coombe Valley , radiator, hatch to eaves storage, door to built in wardrobe.

BEDROOM 2 - 4.78m x 3.26m (15'8" x 10'8") Dual aspect with UPVC double glazed windows overlooking the side and front aspect with far reaching rural views, radiator, hatch to eaves storage, door to airing cupboard with hot water cylinder and slatted shelving.

WET ROOM Part tiled walls, high level velux style window, shower area with Mirs shower, pedestal wash hand basin, low level WC, wall mounted Dimplex heater.

OUTSIDE -The property is accessed via steps from the off road parking space. In addition there is a driveway providing further off road parking and leading to an attached garage. From the driveway there are secondary steps connecting to the property. The front gardens consist of a large expanse of raised retained well stocked flower beds with natural hedgerow borders. There is a formal lawned gardens with mature trees and Torbay palms, enjoying the far reaching views. A pathway leads to the front of the property and continues to a low maintenance side garden with paved patio/seating area enjoying the delightful rural views with a sunny aspect. Raised flower beds. Outside water tap. Timber garden shed.

GARAGE Attached garage with metal up and over door, power and lighting.



Telephone: Landline:- 01392 469333



www.rightathomeexeter.com