

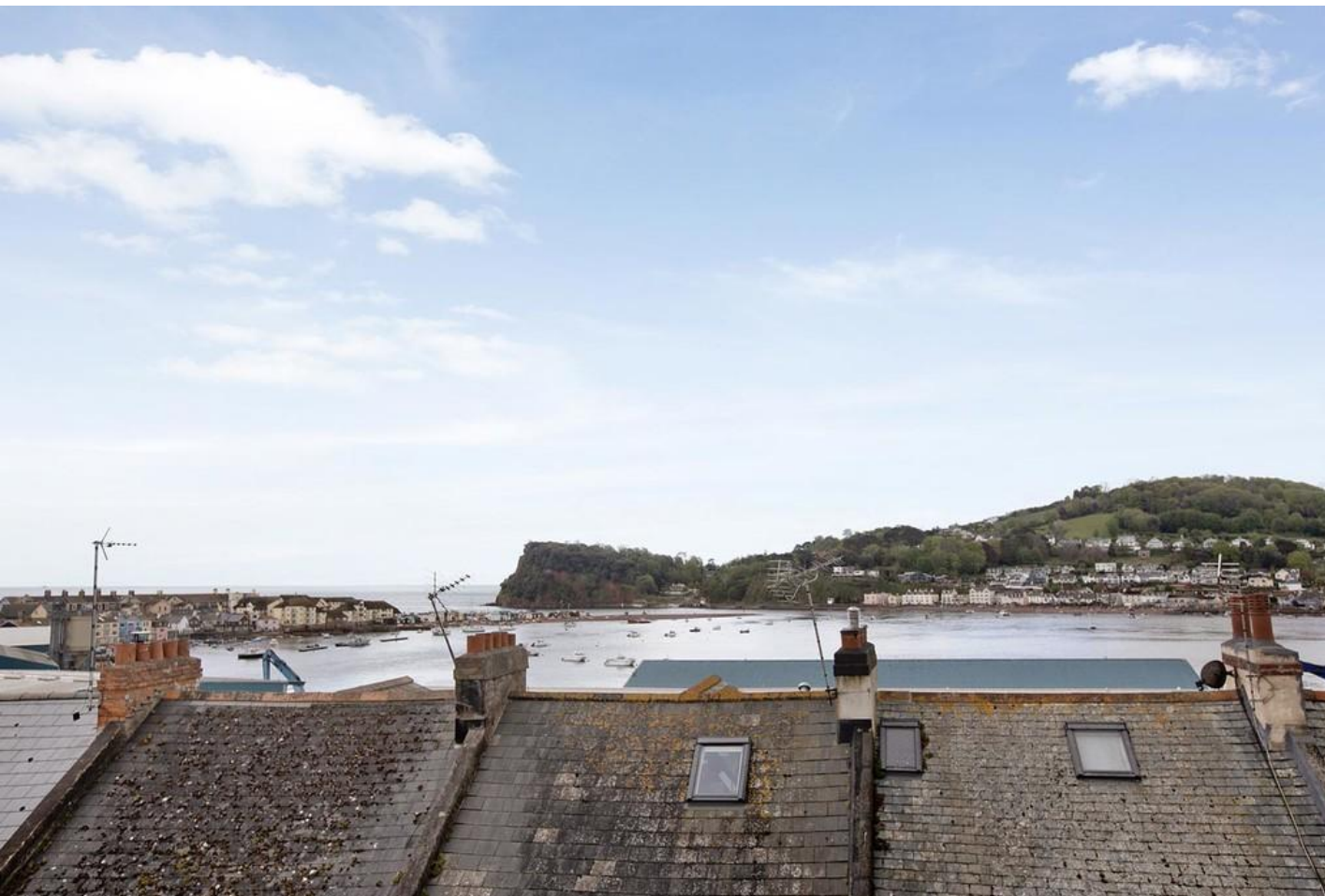


- TERRACED FAMILY HOME SITUATED CLOSE TO BITTON PARK
- CONVENIENTLY LOCATED FOR ACCESS TO THE TOWN AND SEAFRONT
- LOUNGE DINING ROOM, KITCHEN, STUDY/SNUG
- FOUR BEDROOMS
- FAMILY BATHROOM, SEPARATE WC
- SEA, ESTUARY AND RURAL VIEWS FROM THE UPPER FLOOR
- ENCLOSED COURTYARD GARDEN TO REAR
- IN NEED OF SOME UPDATING

Bitton Avenue, Teignmouth, TQ14 8HD

£250,000

Opportunity to purchase a terraced family home, conveniently located on the edge of Bitton Park with easy access to Teignmouth town centre, seafont, beaches and just a short walk from Teignmouth's mainline railway station. Accommodation over three floors. Requiring updating/modernisation. The accommodation briefly comprises; lounge dining room, kitchen, study/snug, four bedrooms, family bathroom, separate WC, lovely views from the upper floor, enclosed courtyard garden to rear.



## Property Description

Entrance door with inset obscure double glazed panels into...

### ENTRANCE VESTIBULE

Glazed door through to...

### ENTRANCE HALLWAY

Stripped wooden floorboards, radiator, stairs to upper floors. Door to...

### OPEN PLAN LOUNGE DINING ROOM

#### LOUNGE AREA

uPVC double glazed bay window overlooking the front aspect, radiator, feature fireplace. Open through to the...

#### DINING AREA

uPVC double glazed window overlooking the rear courtyard. Radiator.

#### KITCHEN

Cupboard and drawer base units under laminate rolled edge work surfaces, electric double oven, four ring gas hob, tiled splash backs, one and a half bowl stainless steel drainer sink unit, under counter appliance spaces, corresponding eye level units, chimney style extractor, wall hung Ideal gas boiler providing the domestic hot water supply and gas central heating throughout the property, useful under stairs storage recess. door through to...

#### STUDY/OFFICE/SNUG

With obscure glazed window, radiator, obscure glazed door giving access onto the courtyard.





Stairs riding to a...

### SPLIT LEVEL LANDING

Radiator, door to store cupboard with fitted shelving.  
Door to...



### BATHROOM

uPVC obscure double glazed window, WC, pedestal wash hand basin, shaver light and socket, panelled bath, shower cubicle with glazed screen, fitted shower, ladder style towel rail/radiator.

### WC

WC, radiator, uPVC obscure double glazed window.

### BEDROOM TWO

Two uPVC double glazed windows overlooking the front aspect, radiator, double louvre doors to linen cupboard with slatted shelving and high level storage over.

### BEDROOM THREE

uPVC double glazed window to rear aspect, radiator.

Stairs rising to the...



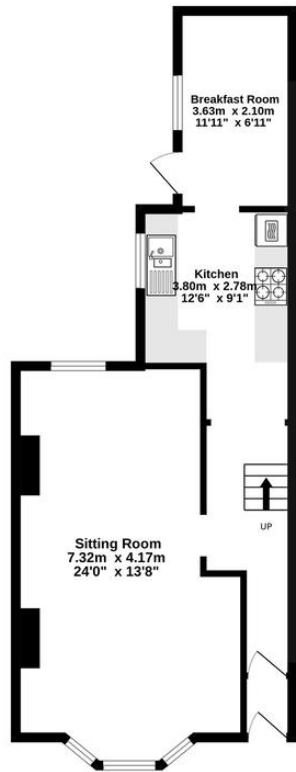
### UPPER LANDING

Hatch to useful storage area. Doors to...

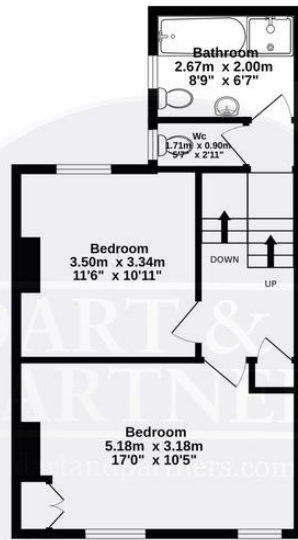
### BEDROOM ONE

uPVC double glazed window overlooking the front aspect with delightful and panoramic views into the nearby river Teign estuary taking in Shaldon bridge, Ringmore, over open farmland towards Combeinteignhead, the Salty, Shaldon, Teignmouth's river beach, the Ness and out to sea. Hatch to eaves storage, radiator, range of fitted bedroom furniture.

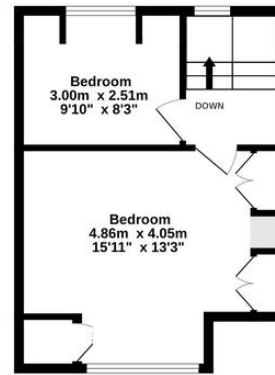
Ground Floor  
50.3 sq.m. (541 sq.ft.) approx.



1st Floor  
41.6 sq.m. (448 sq.ft.) approx.



2nd Floor  
30.5 sq.m. (329 sq.ft.) approx.



TOTAL FLOOR AREA : 122.5 sq.m. (1318 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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## BEDROOM FOUR

uPVC double glazed window to rear aspect, radiator.

## OUTSIDE

To the front of the property there is pillared access and walkway/pathway to the main entrance.

To the rear there is an enclosed courtyard with access to a pedestrian walkway.

MATERIAL INFORMATION - Subject to legal verification

Freehold

Council Tax Band B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	62	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements