



9 Barham Avenue, Teignmouth

£308,000 Freehold

End Terraced House (End of Three) • Three Bedrooms • Modern Kitchen/Dining Room • Spacious Living Room • Family Bathroom/WC • Downstairs Cloakroom/WC • Enclosed and Level Rear Garden • Insulated Garden Office • Off Road Parking for Two Vehicles • EPC – C

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A spacious and well presented three bedroom end terraced property (end of three) in a sought after location in East Teignmouth. The accommodation comprises three bedrooms, living room, kitchen/dining room, family bathroom/WC and downstairs cloakroom/WC. There is an enclosed and level rear garden with a garden office, allocated parking spaces for two vehicles and visitors parking. Stepping into the entrance hallway, there are stairs ascending to the first floor landing and doorways leading to the living room and downstairs cloakroom/WC. The cloakroom comprises a wash hand basin and WC. The living room is a spacious room with doors leading to the kitchen/dining room and a window facing the front aspect. The kitchen/dining room has a pleasant outlook over the rear garden, with plenty of space for a dining table and chairs, with a door leading out into the rear garden. The kitchen itself comprises wall and base mounted units, electric oven and a four ring gas hob with extractor hood over. Stainless steel sink and drainer with a window above looking over the garden, space for a freestanding fridge/freezer and plumbing for a washing machine and dishwasher. There is also a cupboard housing the Potterton gas boiler for hot water and central heating.

Ascending the stairs to the first floor landing, doors lead to the three bedrooms, family bathroom and there is a storage cupboard with shelving and access to the loft via a loft hatch. Bedrooms one and two are both large doubles with bedroom one having a window overlooking the rear aspect, and bedroom two looking over the front aspect. Bedroom three, which is currently being used as a study, also has a window overlooking the rear. The family bathroom is fully tiled and comprises bath with shower over, wash hand basin, WC and an obscured window facing the front. There is gas central heating and uPVC double glazing.

Teignmouth is one of South Devon's most popular coastal towns, offering a unique mix of seaside lifestyle, strong transport connections and vibrant community life.

There is buyer demand from locals who want to build their lives in the area, upsizing or downsizing, as well as retirees, lifestyle movers, second home buyers and families relocating for coastal living and quality of life.

Enclosed and level rear garden with an outside office which has been fully insulated and also has double glazed doors and power. There is a path leading to the garden gate which takes you to the off street parking and visitors space.



Tenure: Freehold

Council Tax Band C - **£2,409.05 per annum**

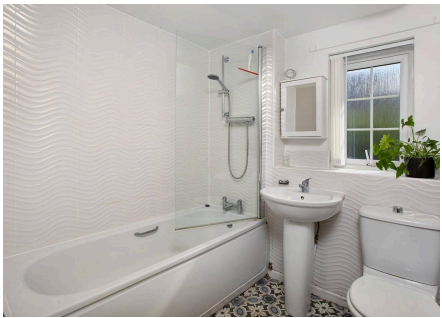
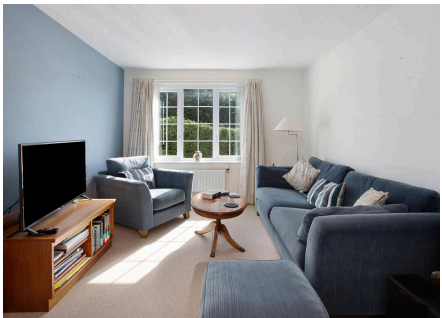
Mains Services: Electric, Gas and Water all connected.

Broadband Speed - Ultrafast 1000 Mbps (According to OFCOM)

Estate Management fees - **£415.44pa** *This includes exclusive use of a beautiful recreational meadow near the property for walks and seating and from where there are lovely views*



Teignmouth is a popular seaside resort on a stretch of red sandstone along the South Devon Coast. The town has a comprehensive range of facilities including local independent shops, bars and restaurants, a small hospital, the Den with a Green Flag Awarded children's play park and both state & independent schools. Teignmouth has a mainline rail service with commuter trains to Exeter, Newton Abbot, Torquay and Paignton and some direct to Paddington. Access to the A380, A38 and M5 is within a few miles away with Torbay to the south and Exeter to the north.

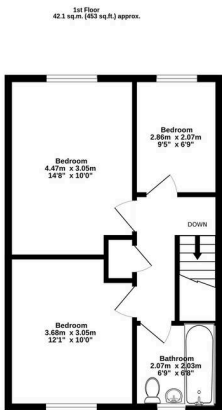
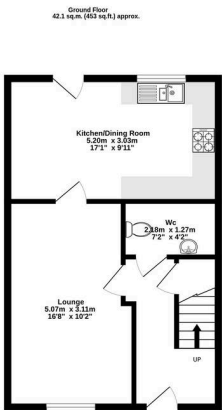


MEASUREMENTS: Living Room 16'8" x 10'2" (5.08m x 3.10m), Kitchen/Dining Room 17'1" x 9'11" (5.21m x 3.02m), Bedroom 14'8" x 10'0" (4.47m x 3.05m), Bedroom 12'1" x 10'0" (3.68m x 3.05m), Bedroom 9'5" x 6'9" (2.87m x 2.06m), Garden Office 12'5" x 9'5" (3.78m x 2.87m)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		



TOTAL FLOOR AREA : 95.1 sq.m. (1023 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 is given as to their operability or efficiency can be given.
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