



DANIEL BUTTERWORTH



Deer Park Avenue, Teignmouth, TQ14 9LJ

£250,000 Freehold

"A terraced house in a popular area of Teignmouth, approx 1/2 mile from the secondary school and with off road parking."

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This well presented home is located in the Deer Park Avenue area of Teignmouth, just 0.5 miles from Teignmouth Community College. The house is in an elevated position, offering a good degree of privacy from the roadside and has a newly-laid decked garden to the front, allowing for the brilliant far-reaching views of the surrounding area of Teignmouth and countryside with glimpses of the River Teign.

Upon entry to the front, you are welcomed into a handy entrance porch which leads into the living room, with its large window to the front and woodburning stove. This leads around into the dining area which has ample space for a family dining table with access to the rear garden and a door through to the kitchen.

The kitchen has a decent amount of worktop space, a four-ring gas hob and modern electric oven and stainless steel sink and drainer. There is space for a washing machine and access to the rear garden.

The first floor landing has access to the loft and an airing cupboard containing a modern central heating combi boiler. Bedroom One overlooks the rear of the property and has ample room for a double bed plus a handy recess for wardrobes. Bedroom Two, and although slightly smaller than Bedroom One still has ample space for a double bed with the added benefit of 180 degree far reaching views. Bedroom Three is a single bedroom with space for a bed and furnishings.

The bathroom has a white suite including a bath with a mains fed shower above and a window to the rear with fitted blind.

To the rear there is a decked garden with integral water pond feature. Gated access to the rear where parking for 2 cars can be found.

Further Information - Council tax band B. Water meter. According to BT OpenReach, Full Fibre Broadband is available. Mobile coverage 3g & 4g depending on networks.

We may refer buyers and sellers through our panel of chosen Conveyancers. It is completely your decision whether you choose to use their services. Should you decide to use their services you should know that we would receive a referral fee of £175 from them for referring you. These firms have been handpicked and we only refer you to the best local firms with a proven high track record.

We also refer buyers and sellers to our Financial Advisers. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive a average referral fee of £200 from them for recommending you.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding referral fee. Prior to a sale being agreed and solicitors instructed, prospective purchasers will be required to produce identification documents to comply with Anti-Money Laundering regulations. These checks currently cost £30 per check which we request that you pay for.



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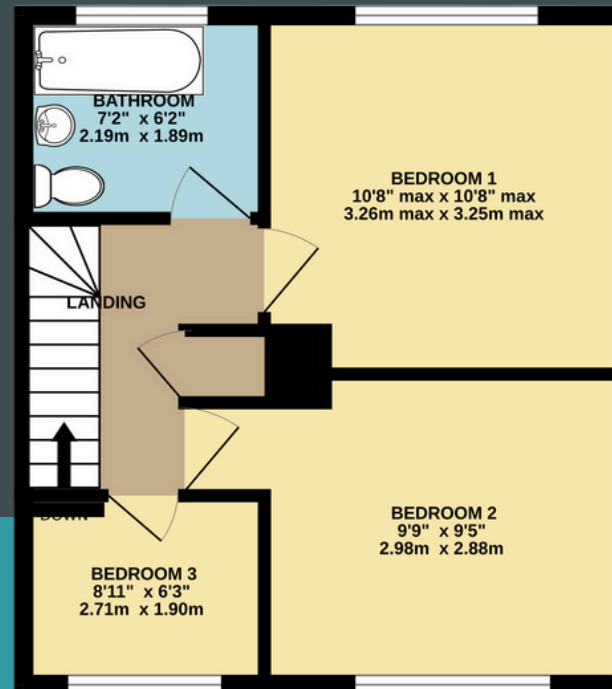
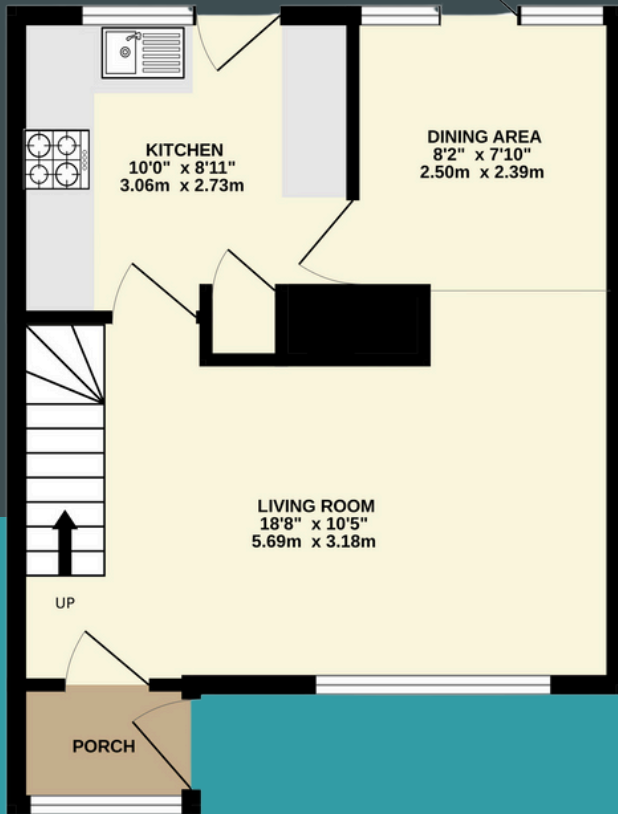
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Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements. This floorplan should be used for indication purposes only. You are advised to take your own measurements before purchasing the property.

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