





30 Woodland Avenue, Teignmouth, TQ14 8UU

Guide Price £445,000 Freehold

• Detached Bungalow • Sought After East Teignmouth Location • Living Room With Magnificent Sea View • Kitchen and Separate Dining Area • Four Bedrooms (Two With Wonderful Sea View) • Family Bathroom & En Suite Shower Room • Generous Plot with Large Driveway, Double Garage, Front & Rear Gardens • In Need of Some Updating

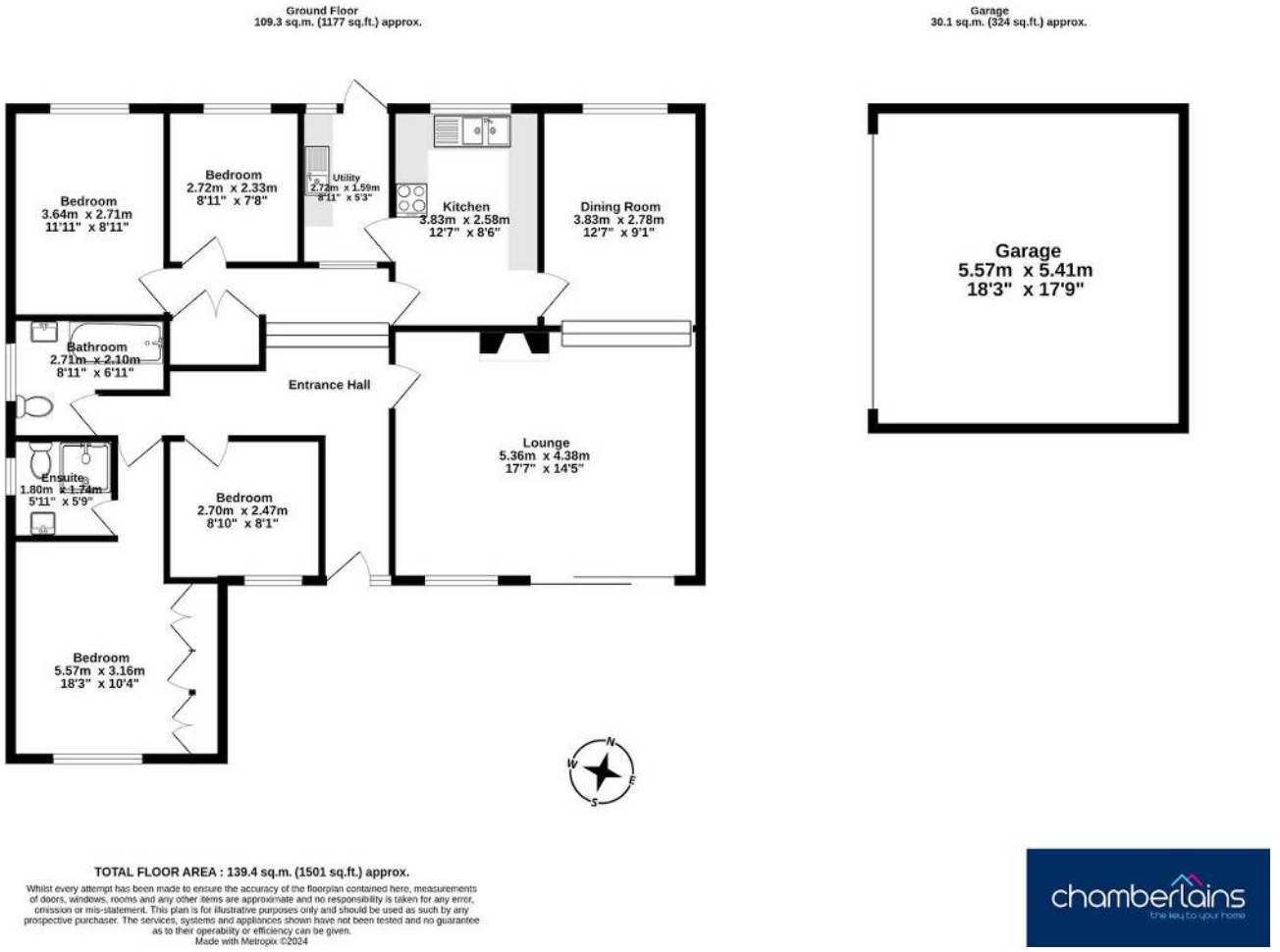
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Stepping into the 'L' shaped entrance hallway there are two useful storage cupboards, one of which houses the hot water cylinder. Doors lead off to the principal rooms with two steps onto an area of raised floor which accesses two bedrooms, the kitchen and the loft space.

The living room, at the front of the property, enjoys fabulous sea views with full width sliding doors opening to the front garden with seating areas. There is a stone built fireplace with real fire and two steps lead to a raised area overlooking the rear which is used as a separate dining room. From here, there is a glazed door through to the kitchen which can also be accessed from the hallway.

The kitchen has a window overlooking the rear and is fitted with a range of wood wall and base units incorporating drawer space with worktop and tiled splashbacks.

There is a one and half bowl stainless steel sink unit and space for a cooker, fridge/freezer and other appliances. A door opens to the separate utility where there is an additional sink, plumbing and space for a washing machine and space for further appliances. The Worcester gas boiler is mounted on the wall and a half glazed uPVC door accesses the rear garden.

Two bedrooms overlook the front of the property and enjoy glorious sea views. One of the bedrooms further benefits from ample built in storage and an en suite shower room with shower cubicle, pedestal wash hand basin, WC, shaver point and obscure glazed window.

Two further bedrooms have a rear aspect.

The family bathroom comprises bath, pedestal wash hand basin, WC, shaver point and obscure glazed window.

The generous front garden is beautifully maintained with an array of mature plants, flowers shrubs, trees and palms. A wrought iron gate opens to gentle steps and a path to the front door. There is an established rockery feature and areas of lawn. The garden is enclosed by a low wall boundary with attractive wrought iron railings at the front. Pathways with gates either side of the property access the rear.

The rear garden has a path the width of the property and is arranged in terraces with mature planting, Steps lead to the higher terrace which is laid to lawn. The rear garden is enclosed by fence and wall boundary. A pathway with gate at either side of the bungalow accesses the front of the property. There is an outside tap and storage shed.







Tenure: Freehold

Council Tax Band F: £3,914.73 per year

Mains Services: Gas, Water & Electric

Broadband Speed - Ultrafast 1000 Mbps (According to OFCOM)







MEASUREMENTS:

Lounge, 17′ 7″ x 14′ 5″ (5.36m x 4.38m),

Dining Room 12′ 7″ x 9′ 1″ (3.83m x 2.78m),

Kitchen 12′ 7″ x 8′ 6″ (3.83m x 2.58), Utility 8′ 11″ x 5′ 3″ (2.73m x 1.59m),

Bedroom 18′ 3″ x 10′ 4″ (5.57m x 3.16m), En Suite 5′ 11″ x 5′ 9″ (1.8m x 1.74m),

Bedroom 11′ 11″ x 8′ 11″ (3.64m x 2.71m),

Bedroom 8′ 10″ x 8′ 1″ (2.7m x 2.47m),

Bedroom 8′ 11″ x 7′ 8″ (2.72m x 2.33m),

Bathroom 8′ 11″ x 6′ 11″ (2,71m x 2.1m),

Garage 18′ 3″ x 17′ 9″ (5.57m x 5.41m)







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