

Barham Avenue, Teignmouth, TQ14 8GG.

A well-presented three-bedroom house. Comprising large living room, downstairs WC, kitchen/diner. Three bedrooms with ensuite to main and family bathroom. Enclosed garden and two parking spaces.



Rent £1,350 per calendar month

Deposit £1,557

TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE CALL WILKINSON GRANT LETTINGS ON 01392 455920

AVAILABLE: End of August

EXETER LETTINGS: 01392 455920 | lettings@wilkinsongrant.co.uk

Holding Deposit: £311

Payable upon application approval and offset against the first month's rent.

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

OVERVIEW

- Available August 2026
- Three Bedroom House
- Modern Fitted Kitchen
- Ensuite to Main Bedroom
- Enclosed Garden
- Two Allocated Parking Spaces
- EPC- C
- Council Tax- C

DESCRIPTION

A well-presented three-bedroom house. Comprising large living room, downstairs WC, kitchen/diner. Three bedrooms with ensuite to main and family bathroom. Enclosed garden and two parking spaces.

ACCOMMODATION COMPRISES Front door leading into entrance hallway with radiator door leading into-

DOWNSTAIRS WC With low level WC and push flush, radiator, white sink with taps and tiled splash back. From entrance hallway door leaving into-

LIVING ROOM 10'2" x 17'9" (3.1m x 5.4m)

A good size living room with double glazed windows, radiator, plug sockets, aerial and under the stairs store cupboard. Door leading into-



KITCHEN/DINER 9'6" x 13'9" (2.9m x 4.2m)

With a range of white floor and wall mounted cupboards, integrated dishwasher, washing machine and fridge freezer. Four ring gas hob with extractor over an oven below. Stainless steel sink with mixer tap and drainer. Double glazed windows and radiator. Space table and chairs and sliding door to garden.

MAIN BEDROOM 8'10" x 10'2" (2.7m x 3.1m)

A double bedroom with double glazed windows, radiator and integrated storage cupboard. Door leading into-



PLEASE NOTE: THESE PARTICULARS HAVE BEEN PREPARED AS A GENERAL GUIDE. WE HAVE NOT CARRIED OUT A DETAILED SURVEY OR TESTED THE SERVICES, APPLIANCES OR FITTINGS. PROSPECTIVE PURCHASERS SHOULD NOT RELY UPON MEASUREMENTS BEFORE BUYING CARPETS OR FURNISHINGS. PLEASE NOTE: PETS MAY REQUIRE A HIGHER DEPOSIT.

EN SUITE 4'7" x 5'11" (1.4m x 1.8m)

With low level WC and push flush, radiator, frosted double glazed window, step in glass shower unit and sink with mixer tap.



OUTSIDE A patio area, big enough for tables and chairs, lawn and storage shed. Side access with gate leading to front and room bins. Two allocated parking spaces.



FAMILY BATHROOM 5'7" x 7'10" (1.7m x 2.4m)

White hand basin with mixer tap, low-level WC with push flush, bath with mixer tap and handheld shower. Glass screen over bath with second shower and heated towel rail.



SERVICES Information provided by the landlord-

BROADBAND-Potential to connect to Openreach, Jurassic Fibre and EE in the area.

SERVICES- Gas, water and electric mains.

PARKING- Two Allocated Parking Spaces.

COUNCIL TAX- C

SECOND BEDROOM 7'7" x 7'7" (2.3m x 2.3m)

A double bedroom located at the back of the property with double glazed windows and radiator.

THIRD BEDROOM 5'11" x 10'6" (1.8m x 3.2m)

An ideal office for tenants working from home or child's bedroom with radiator and double-glazed windows.

