

Call **01626 815815**  
to find out more



Brookside Court Cottage, New Road, Teignmouth, TQ14 8UD

£235,000



- Semi Detached House
- Completely Renovated
- Living Room
- Well Equipped Kitchen
- Downstairs WC
- Two Double Bedrooms
- Family Bathroom
- Useful Cellar
- Allocated Parking
- EPC - C
- Tenure: Freehold



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the key to your home

# Step Inside

On entering the property, the cosy living room invites you in. Fitted with wooden flooring and spotlights and a uPVC double glazed window overlooking the front of the property. There are doors off to the downstairs WC, a large under stairs storage cupboard with light and power and the kitchen.



The downstairs cloakroom, with low level dual flush WC, wall mounted wash hand basin and ladder style radiator, gives access to the very useful cellar with steps down and light.

The kitchen is well equipped and fitted with a range of base and wall units. The Vaillant combination boiler is here and there is tiled flooring and spotlights. Integrated appliances include an electric oven with hob and extractor above and fridge and freezer. A half glazed uPVC door leads out to the rear where the allocated parking space is.



Ascending the stairs to the first floor, there are two double bedrooms. The first overlooks the front of the property and is fitted with spotlights and has access to the loft space. The second overlooks the rear giving access to a further separate loft space. Both bedrooms have high level power and television points.



The bathroom is fully tiled and beautifully finished with 'P' shaped bath with rainfall shower over and attachment, shower screen, low level dual flush WC and vanity wash hand basin with drawers below. There is a ladder style radiator and extractor.

The property is fitted with newly installed uPVC double glazed windows and doors and a new central heating system and boiler.

## Your Notes:

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## Measurements

Lounge/Diner 13' x 17' 7" (3.96m x 5.36m)

Kitchen 12' 2" x 8' (3.7m x 2.43m)

Bedroom 14' 5" x 10' 11" (4.39m x 3.33m)

Bedroom 14' 5" x 8' 5" (4.39m x 2.56m)

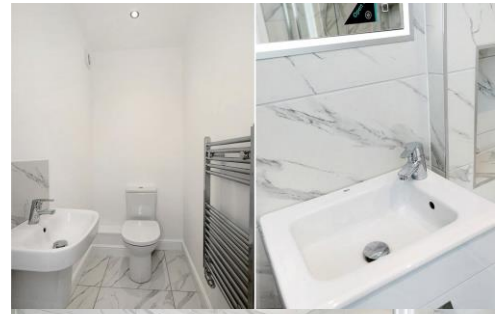
Cellar 9' 8" x 6' 8" (2.95m x 2.03m)



# Step Outside

To the front of the property there are a few steps down to a patio area with low level wall where there is room for seating.

At the rear of the property, there is an allocated parking space next to the kitchen entrance.



## Sellers Insight

This property has been completely refurbished by the current owner and is beautifully finished with a lovely well equipped kitchen and stunning bathroom. There is an extremely useful cellar with light and it is conveniently situated on a bus route in this well regarded area.

## Location:

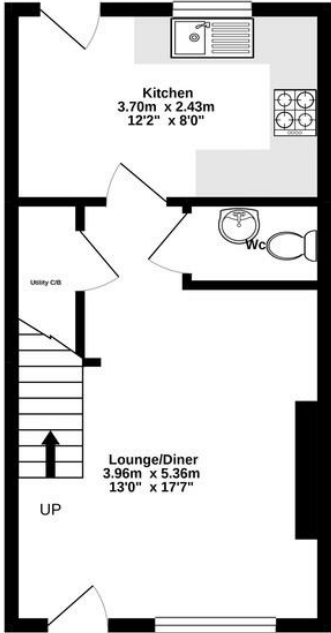
Teignmouth is a popular seaside resort on a stretch of red sandstone along the South Devon Coast. The town has a comprehensive range of facilities including local independent shops, bars and restaurants, a small hospital, the Den with a Green Flag Awarded children's play park and both state & independent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



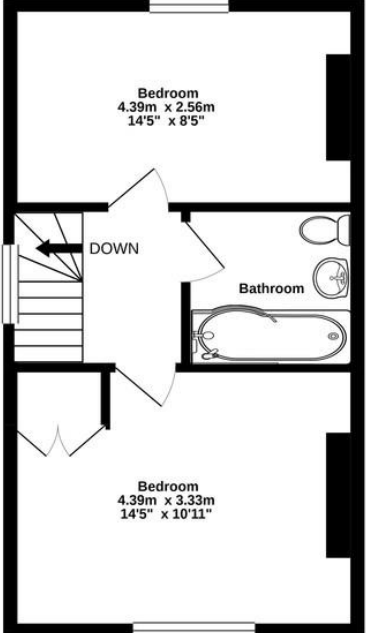
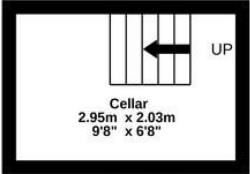
# Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**Ground Floor**  
30.3 sq.m. (326 sq.ft.) approx.



**Cellar**  
6.0 sq.m. (65 sq.ft.) approx.



**1st Floor**  
33.9 sq.m. (365 sq.ft.) approx.

**TOTAL FLOOR AREA : 70.2 sq.m. (755 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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**Directions:**  
The property is situated on New Road which joins Dawlish Road at one end and Exeter Road at the other end, both of which lead down to Teignmouth. New Road is on a bus route and there is a pleasant cut down to Teignmouth via Woodway Road or via the cliff path and Mules Park off the Dawlish Road. **SCAN QR FOR GOOGLE MAPS.**



**Disclaimer:**  
Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendor's agents, and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. The particulars do not constitute, or form part of, an offer or a contract.

