



- A SPACIOUS TOWN CENTRE PROPERTY
- CLOSE TO SEAFRONT AND RIVER BEACH
- GENEROUS VERSATILE ACCOMMODATION
- FIVE BEDROOMS, TWO BATHROOMS, TWO RECEPTION ROOMS
- WALKING DISTANCE FROM THE MAINLINE RAILWAY STATION

Somerset Place, Teignmouth, TQ14 8EP Guide Price £325,000

A substantial Georgian property in a convenient town centre location with level access to all amenities, seafront, promenade, beach and river beach. Just a short walk from Teignmouth's mainline railway station. The accommodation is over three levels (plus entry level) providing five bedrooms and two bathrooms as well as spacious reception rooms. The property retains many of its original features with high ceilings, ornate coving and ceiling roses, large sash windows. To find such an elegant and characterful property of this size and location is a rare opportunity to make an ideal family home/holiday home by the sea.



Property Description

Entrance door into...

ENTRANCE HALLWAY

Stairs rising to a dog-leg landing with door into...

CLOAKROOM/UTILITY

L-shaped room. Window to rear aspect, low level WC, radiator, space and plumbing for automatic washing machine.

From the first floor landing, doors to...

LOUNGE

Painted wooden floorboards, fireplace, three sash windows overlooking the front and side aspect, two radiators.

KITCHEN/DINING ROOM

Modern fitted kitchen, range of cupboard and drawer base units under laminate rolled edge work surfaces, one and a half bowl stainless steel drainer sink unit with mixer tap over, integrated oven, four ring gas hob, corresponding chimney style extractor over, corresponding eye level units, tiled splash backs, two radiators, two sash windows overlooking the front aspect, space for American style fridge freezer, further appliance spaces, space for table and chairs, corner display shelving.

OFFICE/STUDY/RECEPTION 2

Sash window to side aspect, radiator, floor to ceiling cupboard with fitted shelving.

From the first floor landing stairs rise to the second floor.

SECOND FLOOR LANDING

Radiator. Doors to...

BEDROOM

Three sash windows to front and side aspects, two radiators.





BEDROOM/DRESSING ROOM

With inter-connecting door to bedroom 1. Sash window, radiator.

BEDROOM

Sash window to front aspect, radiator, feature fire surround.

BATHROOM

Ball and claw roll edge bath with centralised mixer tap and shower attachment, pedestal wash hand basin, circular shower cubicle with sliding glazed door and screen, uPVC double glazed window to side aspect, cupboard housing Worcester gas boiler providing the domestic hot water supply and gas central heating throughout the property, radiator, linen cupboard.



From the second floor landing, stairs rise to upper floor landing. Radiator, uPVC obscure double glazed window. Doors to...

BEDROOM

Radiator, uPVC double glazed window to front aspect with views into the nearby river Teign estuary, Shaldon and rolling hills beyond.

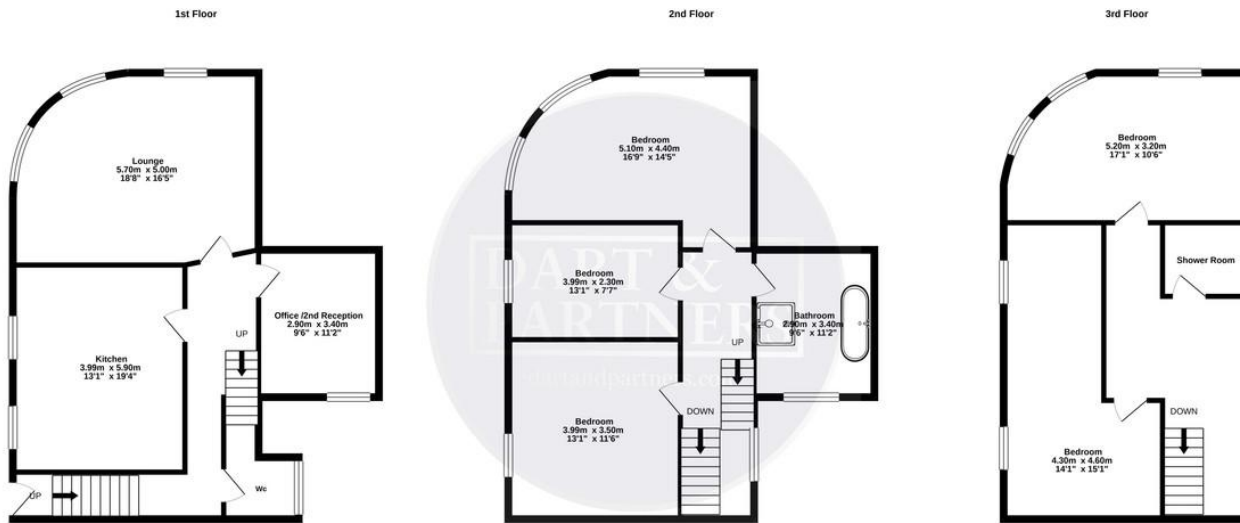
BEDROOM

Dual aspect with uPVC double glazed windows to front and side with views towards St James's church and into the nearby river Teign estuary, Shaldon and open farmland beyond, radiator, feature fireplace.

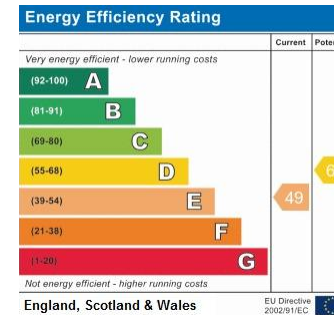


SHOWER ROOM

Part tiled walls, uPVC double glazed window to side aspect, low level WC, pedestal wash hand basin, over-sized shower cubicle with glazed door and screen, fitted shower, obscure glazed window over the stairwell.



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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