



- SPACIOUS SEMI DETACHED PROPERTY
- CURRENTLY ARRANGED AS TWO FLATS
- IN NEED OF SOME UPDATING
- SCOPE TO EXTEND INTO LOFT SPACE SUBJECT TO PLANNING CONSENTS
- OFF ROAD PARKING
- PLEASANT GARDENS TO REAR
- LOVELY VIEWS
- POPULAR RESIDENTIAL LOCATION

Coombe Vale Road, Teignmouth, TQ14 9EN Guide Price £275,000

A spacious semi-detached property located in a popular residential location within walking distance of local amenities including schools, town centre, shops, seafront, and mainline railway station.



Property Description

A spacious semi-detached property located in a popular residential location within walking distance of local amenities including schools, town centre, shops, seafront, and mainline railway station.

Requiring general updating, 87 Coombe Vale Road is currently arranged as two self-contained, two-bedroom flats, which could potentially be reverted with relative ease to the original layout as a large family home. There is also scope to extend into the loft space subject to the usual consents and permissions.

The property benefits from off-road parking to the front and pleasant tiered gardens to the rear. From both the rear elevations and gardens there are lovely views across the town and towards the River Teign and Shaldon beyond.

The property is arranged as:



GROUND FLOOR FLAT

Side entrance door leading to porch and hall

Sitting room with tiled fireplace, patio door with multi-paned side windows opening to decked area and rear gardens. Views across the town towards the River Teign and Shaldon beyond.

Bedroom One, spacious double room with a range of fitted cupboards and EN SUITE SHOWER ROOM



En suite shower room with fully tiled shower enclosure, pedestal wash basin, and WC

Bedroom two, spacious double room with walk in box bay window with aspect to rear garden and aforementioned views

Kitchen, with pantry cupboard and fitted kitchen comprising floor and eye level base units. Integrated electric oven, ceramic hob with extractor over, wood effect worksurfaces, tiled splashbacks, sink and drainer unit, window and door opening into

Rear store, with door to front of property



FIRST FLOOR FLAT

Canopied entrance with obscure multi-glazed entrance door into:

ENTRANCE VESTIBULE: Door through to...

ENTRANCE HALLWAY: Wall mounted night storage heater, hatch and access to loft space. Doors to...

LOUNGE: uPVC double glazed square bay window with views in a westerly direction across Teignmouth into the nearby river Teign estuary enjoying views across the "Salty" to Shaldon, Shaldon bridge towards Ringmore and open



farmland beyond. Wall mounted night storage heater, picture rail.

KITCHEN BREAKFAST ROOM: Range of cupboard and drawer base units under laminate rolled edge work surfaces, tiled splash backs, plumbing for washing machine, space for cooker, further appliance spaces, corresponding eye level units, single drainer stainless steel sink unit, uPVC double glazed window overlooking the front aspect, range of built in cupboards, fitted shelving.

BEDROOM: Two sash windows overlooking the rear aspect enjoying similar views to the lounge, picture rail, wall hung night storage heater.

BEDROOM: Sash window to side aspect, night storage heater.

BATHROOM: Part tiled walls, suite comprising bath, WC, wall hung wash hand basin, wall mounted electric heater, uPVC obscure double glazed window, fitted Triton shower over bath, cupboard housing factory lagged hot water cylinder with shelving above.

The first floor apartment benefits from OFF ROAD PARKING and has level access directly from Coombe Vale Road.

OUTSIDE

To the front of the property there is driveway parking and access to the first floor flat. From the front, steps descend to the side access to the ground floor flat. From here further steps descend

to the large rear garden arranged over three tiers variously laid to decking, lawn and paved patio.

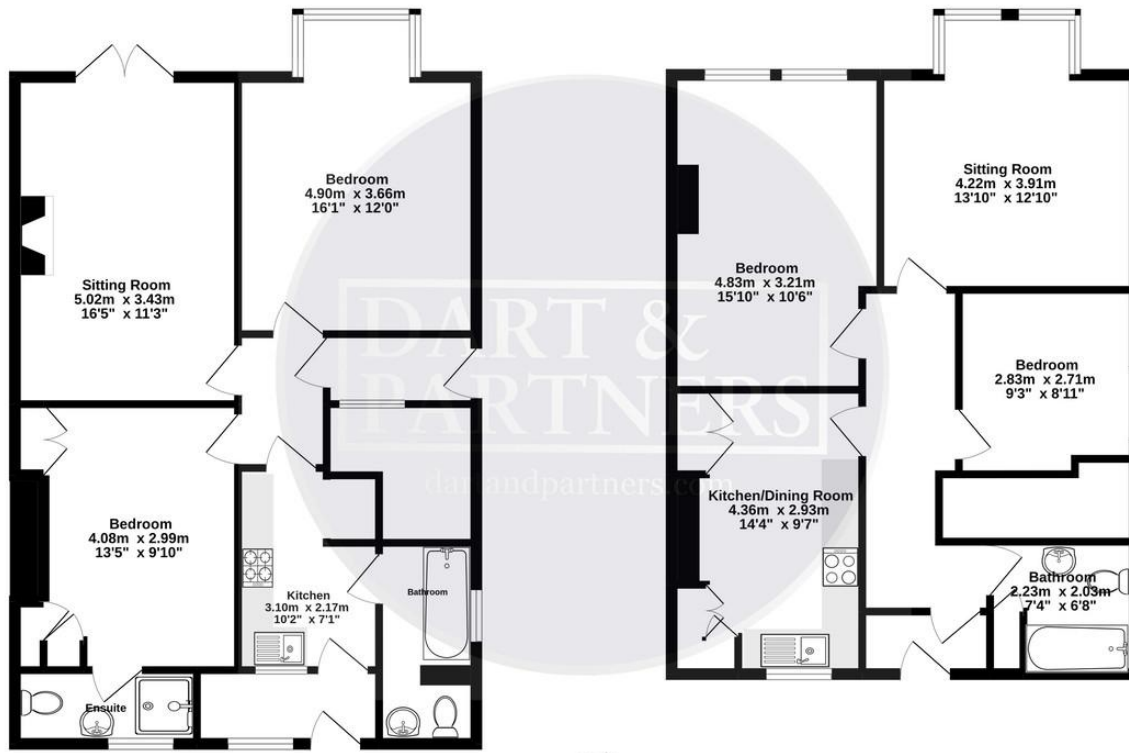
MATERIAL INFORMATION

Council Tax Band A for each flat



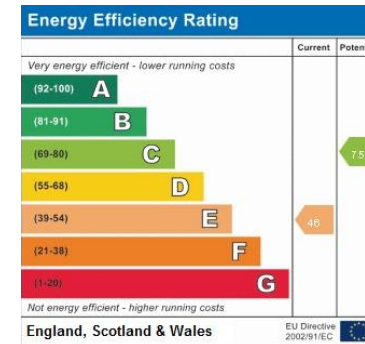
Ground Floor
72.5 sq.m. (780 sq.ft.) approx.

1st Floor
66.4 sq.m. (715 sq.ft.) approx.



TOTAL FLOOR AREA : 138.9 sq.m. (1495 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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