



New to market is this spacious, end terrace property with two double bedrooms, a glimpse of the sea and estuary, and secure parking in a basement garage

1 West Cliff Heights | Teignmouth | TQ14 8FH





PROPERTY TYPE

End Terraced House  
Freehold



SIZE

867 sq ft



LOCATION

Town



AGE

1950s, 1960s and 1970s



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Garage & Off Road Parking



OUTSIDE SPACE



EPC RATING

71 (C)



COUNCIL TAX BAND

C



### in a nutshell...

- Generous living/dining room
- Modern fitted kitchen
- Two double bedrooms
- Family bathroom with large corner bath
- Light and neutral décor throughout
- Sea and Teign Estuary views
- Ideal first time home or investment
- Secure parking in a basement garage
- Close to local shops, schools and amenities





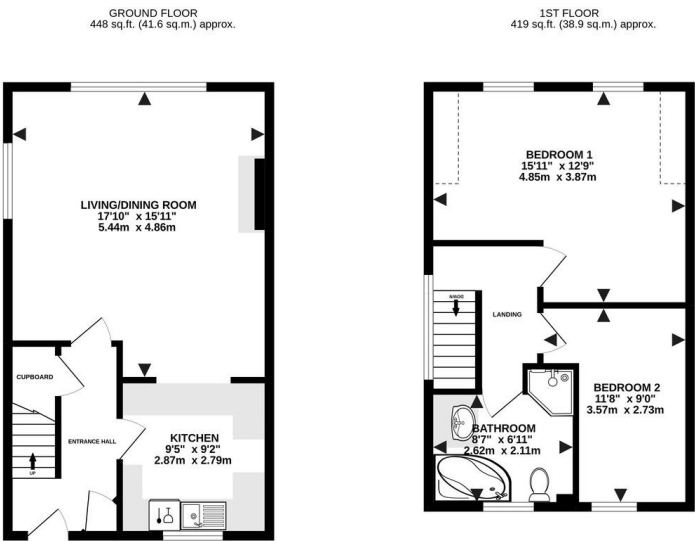
the details...

A spacious, end terrace property with two double bedrooms, a glimpse of the sea and estuary, and secure parking in a basement garage, conveniently located a short walk from the shops, beaches, mainline railway station and amenities, in the popular seaside resort of Teignmouth.

A private, sheltered entrance at the front has a decoratively glazed front door and inside, it is nicely presented with light and neutral décor throughout, and it feels warm and welcoming with gas central heating and double glazing. The accommodation comprises of, on the entrance floor, a hallway with a small cupboard and a staircase rising to the upstairs with a cupboard beneath, a good-sized kitchen with plenty of worktop and cupboard space, with a gap for a free-standing oven, and space for a fridge and a dishwasher, and it is semi-open plan to the living room with an arched opening above the worktop. A spacious living/dining room is filled with light from dual-aspect windows, and has plenty of space for dining table seating, ideal for any occasion, and a mock-fireplace makes a nice feature focal point of the room.

Upstairs, there are two double bedrooms, the larger with two windows providing a glimpse of the sea and Teign Estuary, and a generously proportioned bathroom contains a corner bath, a separate shower, a WC, and a wash hand basin. The master bedroom could be divided into two if required, with the addition of a stud wall and a door, subject to the necessary approval.

Beneath the property is a basement garage with a remote-controlled roller door, where there are parking spaces for all four properties. There is also a laundry room with provision for a private washing machine for each dwelling, and a communal tumble drier. At the front of the property is an area of lawn with several washing lines.



TOTAL FLOOR AREA: 867 sq. ft. (80.5 sq. m.) approx.  
While every attempt has been made to ensure the accuracy of the figures contained herein, 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 for any prospective purchase. 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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## the location...

Teignmouth has a great deal to offer, not least its superb sandy beach, award winning children's play area and the nearby golf courses. Water sport activities are well catered with two sailing clubs, deep water moorings and a diving school. This picturesque town has a Victorian Pier, a new theatre, a wide selection of bars and restaurants, and well-known shops and supermarkets including Lidl and Morrisons. It also benefits from easy access to the A380, the mainline railway station at Teignmouth and the International Airport at Exeter.

## Shopping

Late night pint of milk: Co-op 0.2 mile

Teignmouth town centre: 0.2 mile

Supermarket: Lidl 0.2 mile

## Relaxing

Beach: Teignmouth 0.4 mile

Eastcliff Park: 0.5 mile

Teignmouth Golf Course: 2.4 miles

## Travel

Bus stop: Bitton Park Rd 0.2 mile

Train station: Teignmouth 0.3 mile

Main travel link: A380 3.9 miles

Airport: Exeter 17.9 miles

## Schools

Hazeldown Primary School: 1.2 miles

Teignmouth Community School: 0.3 mile

Trinity School: 1 miles

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