



- SPACIOUS MAISONETTE SITUATED IN THE HEART OF THE TOWN
- JUST A SHORT WALK FROM THE BEACH AND PROMENADE
- SITTING ROOM/LOUNGE
- KITCHEN BREAKFAST ROOM
- THREE BEDROOMS
- BATHROOM
- VACANT POSSESSION

Northumberland Place, Teignmouth, TQ14 8BZ

Guide Price £195,000

A spacious Georgian maisonette located not much more than a stone's throw from the waters edge of Teignmouth's back beach and a level walk from a fantastic range of town centre amenities, the railway station and promenade. The maisonette has accommodation briefly comprising; own independent access, lounge, kitchen breakfast room, bathroom, three bedrooms and is offered with vacant possession.



Property Description

Glazed entrance door into...

ENTRANCE HALL

Tiled flooring. Feature recessed arch. Stairs with dado rail rising to...

FIRST FLOOR LANDING

Wall mounted night storage heater, attractive balustrading, stairs to upper floor. Doors to...

LOUNGE

Sash window and bow window with Juliet balcony overlooking the front aspect, art deco fireplace with tiled hearth surround and wooden mantle over, archways to either side of the fireplace, wall mounted night storage heater.

KITCHEN/BREAKFAST ROOM

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, tiled splash backs, space for cooker with extractor hood over, corresponding eye level units, multi-paned sash window to rear aspect, Dimplex night storage heater, door to cupboard housing hot water cylinder, further original cupboards with fitted shelving, feature fireplace with marble surround.

BATHROOM

White suite comprising bath with mixer tap shower attachment over, pedestal wash hand basin, WC, heated towel rail, part tiled walls, window to front aspect, uPVC double glazed window to rear, fitted extractor.

From the landing, stairs rise to the...

UPPER FLOOR

Sash window to rear aspect. Hatch and access to loft space. Doors to...





BEDROOM

Sash window to rear aspect, night storage heater, wash hand basin with tiled surround and cupboard under.



BEDROOM

Sash window to front aspect, night storage heater.



BEDROOM

Dual aspect with windows to front and side aspects, night storage heater.



OUTSIDE

There is a gated access from Northumberland Place serving the maisonette over a concrete pathway to its own independent access. The pathway continues to a covered storage area.

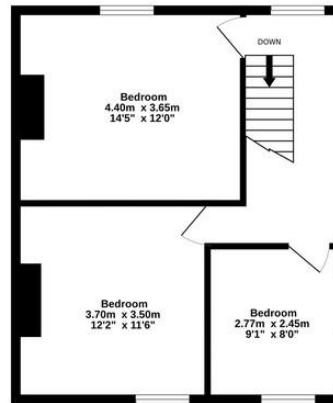
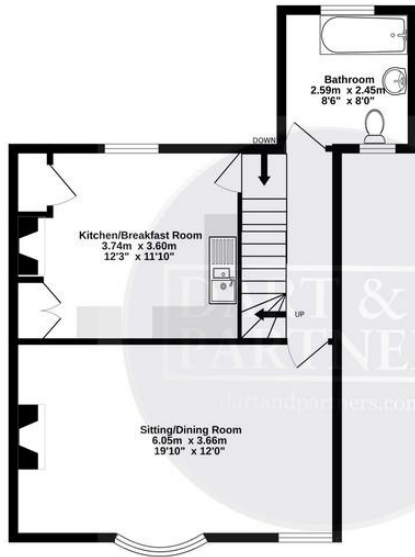
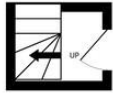


Teignmouth is positioned on the lovely South Devon coastline, approximately 13 miles from the cathedral city and county town of Exeter. There is a fine promenade with sandy beaches, including a classic crescent of imposing Georgian buildings. There are boating opportunities on the estuary and the "back beach" has a selection of pubs and restaurants in a superb marine setting. The town has a wide variety of independent shops and cafes, along with several excellent public houses. There is a supermarket on the west side of the town, along with a recently opened theatre and bowling club close to the sea front. Teignmouth has several primary schools, along with a well-regarded secondary school/Community College, and Trinity School, being a private school offering both primary and secondary education. There is a mainline railway station offering a direct link to London Paddington. The junction to the A380 via the B3192 is just under 5-miles away, which can be used to access the A38 and the M5, offering an easy commute to Exeter and beyond.

Ground Floor
24.6 sq.m. (263 sq.ft.) approx.

1st Floor
49.5 sq.m. (533 sq.ft.) approx.

2nd Floor
42.9 sq.m. (462 sq.ft.) approx.



TOTAL FLOOR AREA : 95.1 sq.m. (1023 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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MATERIAL INFORMATION - Subject to legal verification

Leasehold:

Length of Lease: New Lease currently being prepared.

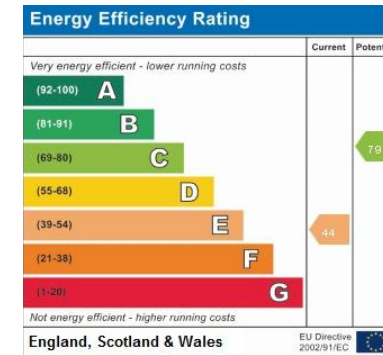
Annual Ground Rent:

Ground Rent Review:

Annual Service Charge:

Service Charge Review:

Council Tax Band B



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements