



A character cottage with two double bedrooms, outbuildings and an enclosed south-facing rear garden, conveniently located a short walk from the shops, beaches, and amenities, in the heart of the popular seaside town of Teignmouth

12 Bickford Lane | Teignmouth | TQ14 8HT



thoroughly good property agents



PROPERTY TYPE

Cottage  
Freehold



SIZE

1,132 sq ft



LOCATION

Town



AGE

1850s



BEDROOMS

2



RECEPTION ROOMS

2



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

None



OUTSIDE SPACE

Garden



EPC RATING

64 (D)



COUNCIL TAX BAND

C



### in a nutshell...

- CHAIN FREE
- Two Double Bedrooms
- Characterful Cottage
- Separate Living Room & Dining Room
- Enclosed South-facing Rear Garden
- Close to Local Beach, Shops, Schools & Amenities



## the details...

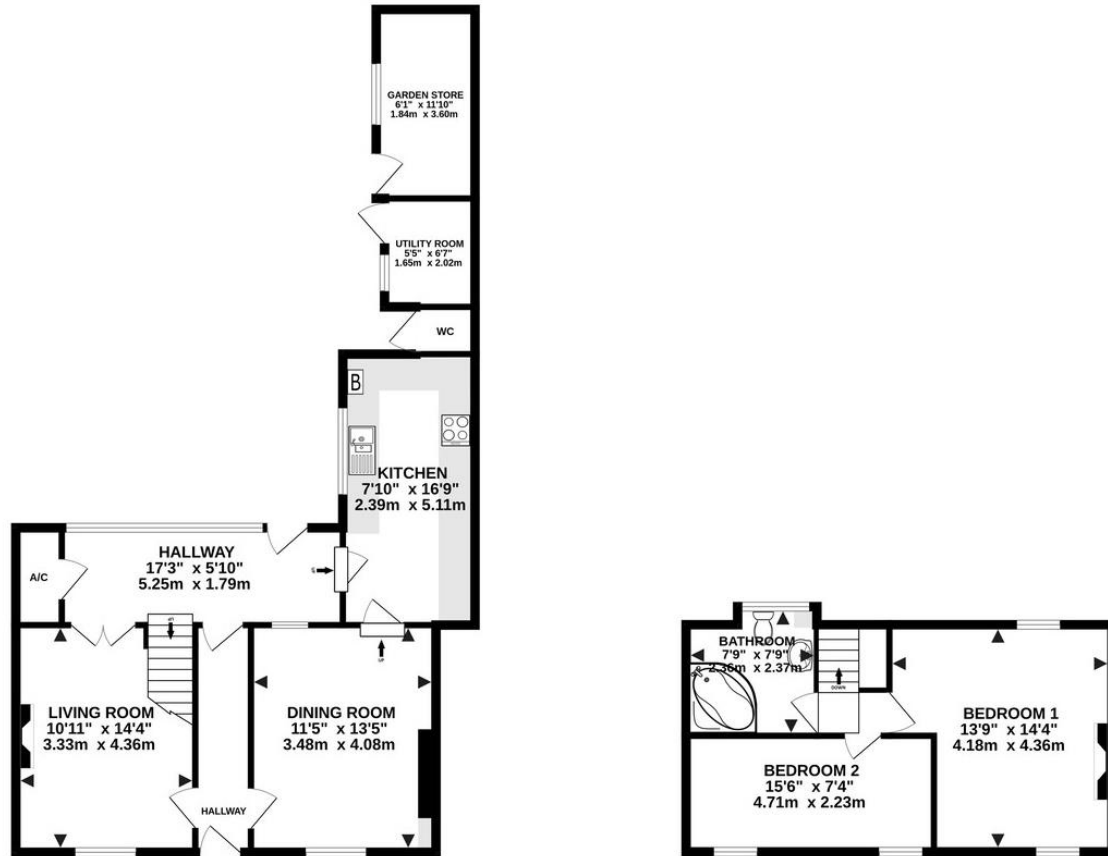
Inside, the property has bags of character with asymmetrical rooms, low ceilings, exposed beams and feature fireplaces, and it feels warm with gas central heating and double glazing throughout.

The accommodation comprises of, on the ground floor, an entrance hallway, a good-sized living room with a window seat to the front and French doors to a spacious and light rear hallway with an airing cupboard and access to the rear garden, a generously sized dining room with a window seat and a door leading into the galley-style kitchen which has plenty of worktop and cupboard space, a built-in double-oven and a ceramic hob above, a one and a half-bowl stainless steel sink beneath the window and a wall-mounted condensing combi-boiler which provides the central heating and hot water on demand, and upstairs, there are two double bedrooms, the master with dual-aspect windows and a possibly original feature fireplace, and completing the accommodation is a tiled bathroom with a cream suite comprising of a corner bath, a pedestal basin, and a WC, and a hatch on the landing ceiling provides access to the loft space.

Outside, the rear garden is surprisingly large, is low maintenance, and has a large terrace of paving, great for entertaining be it a barbecue or alfresco dining, and south-facing, it enjoys long hours of summer sunshine. At one end is a raised bed of lavender and other shrubs, and there are several outbuildings including an antique WC, a utility room with plumbing for a washing machine, a garden store, and a shed providing plenty of storage space.



## the floorplan...



TOTAL FLOOR AREA : 1132 sq.ft. (105.2 sq.m.) 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.  
Made with Metropix ©2023



Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY.** All measurements and sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. © Unauthorised reproduction prohibited.

As part of the service we offer we may recommend ancillary services to you which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services, but where you do you should be aware of the following referral fee information. You are also free to choose an alternative provider. To find out more about this, please speak to a member of the team.

## 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 0.1 mile  
Teignmouth town centre: 0.2 mile  
Supermarket: Lidl 0.2 mile

## Relaxing

Beach: Teignmouth 0.2 mile  
Eastcliff Park: 0.5 mile  
Teignmouth Golf Course: 2.4 miles

## Travel

Bus stop: Wellington Street 0.2 mile  
Train station: Teignmouth 0.2 mile  
Main travel link: A380 4.2 miles  
Airport: Exeter 18.2 miles

## Schools

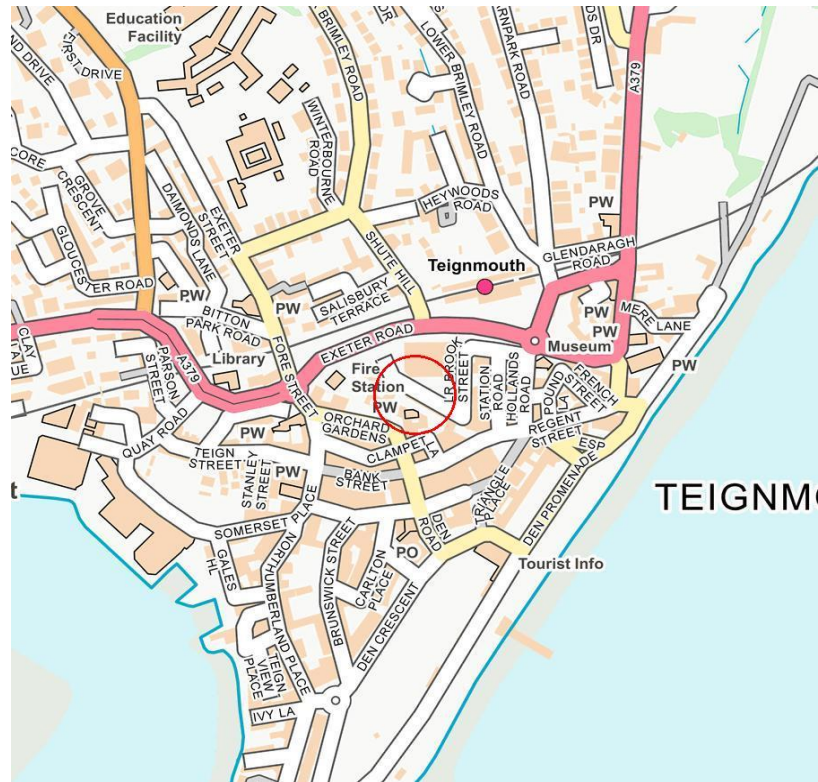
Hazeldown Primary School: 1.4 miles  
Teignmouth Community School: 0.7 mile  
Trinity School: 0.8 mile

Please check Google maps for exact distances and travel times.

Property postcode: **TQ14 8HT**

## how to get there...

From our Teignmouth office on Wellington St turn left on foot onto Lower Brook Street and at the end of the road turn left onto Bickford Ln, where the property can be found on the left hand side.





Need a more complete picture? Get in touch with your local branch...

Tel [01626 870 870](tel:01626870870)  
Email [teignmouth@completeproperty.co.uk](mailto:teignmouth@completeproperty.co.uk)  
Web [completeproperty.co.uk](http://completeproperty.co.uk)

Complete  
13 Wellington Street  
Teignmouth  
Devon  
TQ14 8HW

Are you selling a property too? Call us to get a set of property details like these...

selling

letting

land &  
new homes

signature  
homes

**complete.**