



An excellent, semi-detached family home with three bedrooms, a garage, parking, and front and rear gardens, in a cul-de-sac, conveniently located a short walk from the railway station, beaches, shops, and amenities

12 Brimley Drive | Teignmouth | TQ14 8LE



thoroughly good property agents



PROPERTY TYPE

Semi-Detached House
Freehold



SIZE

1,111 sq ft



LOCATION
Town



AGE

1950s, 1960s and 1970s



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Garage & Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

66 (D)



COUNCIL TAX BAND

C



in a nutshell...

- Semi-Detached Family Home
- Three Bedrooms
- Quiet Cul-De-Sac Location
- Garage & Off Road Parking
- Front & Rear Gardens
- Close to Local Shops, Schools & Amenities



the details...

New to the market is this excellent, semi-detached family home with three bedrooms, a garage, parking, and front and rear gardens, in a cul-de-sac, conveniently located a short walk from the railway station, beaches, shops, and amenities, in the popular seaside town of Teignmouth.

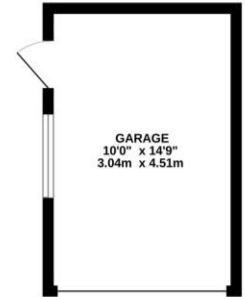
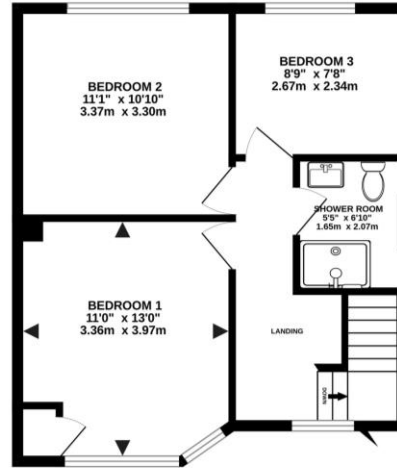
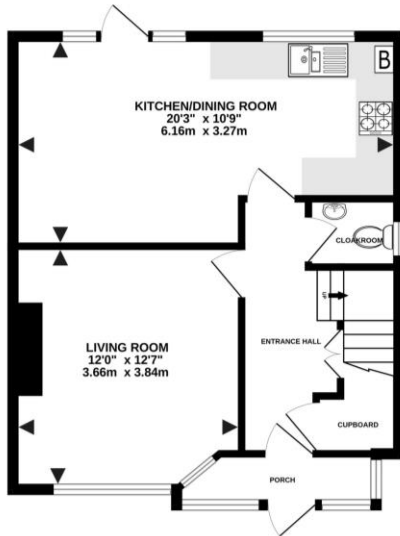
Inside, it is well presented with light and neutral décor throughout and feels warm with gas central heating and double glazing.

The accommodation comprises of, on the ground floor, an entrance porch, a hallway with a convenient ground floor cloakroom, a turning staircase to the first floor with a cupboard beneath, a good-sized living room filled with light from a bay window to the front, and a spacious, L-shaped, kitchen/dining room with plenty of natural light from windows and a patio door to the rear garden. The kitchen is modern with plenty of worktop and cupboard space in gloss grey with a built-in fan oven, gas hob and filter hood above, space with plumbing for a washing machine, and floor space for a large American-style fridge/freezer, and there is loads of room for a dining table and seating, ideal for any occasion, and upstairs, there are three light and airy bedrooms, two doubles and a good single, the double to the front with a bay window flooding the room with natural light, and an airing cupboard in one corner with slatted shelving for linen. Completing the accommodation is a fully tiled shower room with a double shower, a vanity unit, a WC, and a heated towel rail, and hatch in the landing ceiling provides loft access.

Outside, at the front, there is a lawn, a timber shed and a single garage, both with electricity, the garage with a remote-controlled roller shutter door to the driveway where there is space for two cars, and at the rear, there is a good-sized, split-level garden with a paved patio, great for alfresco dining, and steps leading up to a lawn with a wrought iron balustrade.



the floorplan...



TOTAL FLOOR AREA: 1111 sq.ft. (103.2 sq.m.) approx.

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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 and new theatre and a wide selection of bars and restaurants, and well known shops and supermarkets including Waitrose and Morrisons. It also benefits from easy access to the A380, and the mainline railway station at Teignmouth and the International Airport at Exeter convenient facilities.

Shopping

Late night pint of milk: Waitrose 0.4 mile

Town centre: Teignmouth 0.4 mile

Supermarket: Waitrose 0.4 mile/Morrisons 1.5 miles

Relaxing

Beach: Teignmouth 0.4 mile

Park: 0.4 mile

Dog walk, cycle route: 0.5 mile

Golf: 2.2 miles

Travel

Bus stop: Lower Brimley Road 0.3 mile

Train station: Teignmouth 0.4 mile

Main travel link: A380 4.2 miles

Airport: Exeter 18.4 miles

Schools

Our Lady & St Patrick's Nursey & Primary School: 0.3 mile

Hazeldown Primary School: 1.5 miles

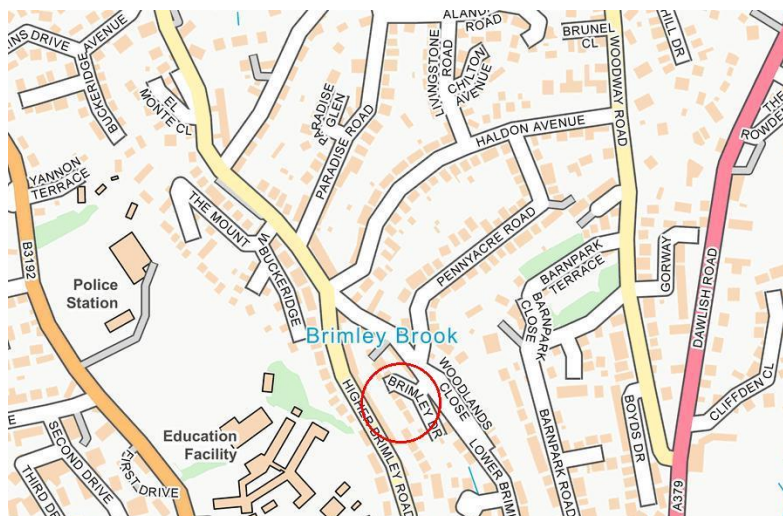
Teignmouth Community School: 0.6 mile

Please check Google maps for exact distances and travel times.

Property postcode: TQ14 8LE

how to get there...

From our Teignmouth Office head east on Brunswick Street towards Carlton Place. Turn left onto Orchard Gardens, slight right onto Fore Street. At the roundabout, take the 3rd exit onto Exeter Road/A379, at the roundabout, take the 1st exit onto Myrtle Hill/A379. Turn left onto Lower Brimley Road, turn left onto Brimley Drive, turn right to stay on Brimley Drive where the property can be found.





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

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