



- CHARMING CHARACTER COTTAGE
- CONVENIENTLY LOCATED CLOSE TO TOWN, BEACH AND RAILWAY STATION
- WELL PRESENTED ACCOMMODATION OVER THREE LEVELS
- RECEPTION ROOM/SITTING ROOM/LOUNGE
- MODERN FITTED KITCHEN BREAKFAST ROOM AND UTILITY
- GROUND FLOOR CLOAKROOM, FIRST FLOOR SHOWER ROOM
- THREE BEDROOMS
- ENCLOSED COURTYARD, SEA AND RURAL VIEWS

Myrtle Hill, Teignmouth, TQ14 8PQ Guide Price £175,000

Opportunity to purchase a character cottage situated with convenient access to Teignmouth town centre, seafront beaches and all local amenities. In close proximity to Teignmouth's mainline railway station. The charming period property has well presented accommodation over three levels comprising; reception room, modern fitted kitchen breakfast room, utility, ground floor cloakroom, enclosed courtyard, three bedrooms, modern shower room, sea and rural views.



Property Description

Opportunity to purchase a character cottage situated with convenient access to Teignmouth town centre, seafront beaches and all local amenities. In close proximity to Teignmouth's mainline railway station. The charming period property has well presented accommodation over three levels comprising; reception room, modern fitted kitchen breakfast room, utility, ground floor cloakroom, enclosed courtyard, three bedrooms, modern shower room, sea and rural views.

uPVC obscure double glazed entrance door leading into the reception room.

SITTING ROOM/LOUNGE

uPVC double glazed window overlooking the front aspect, radiator, recessed shelving, base unit. Door through to...

INNER HALLWAY

Radiator, stairs rising to upper floors. Door to...

KITCHEN/BREAKFAST ROOM

Modern fitted kitchen with range of cupboard and drawer base units with sliding shelved units, integrated electric oven, laminate counter tops, single drainer stainless steel sink unit with mixer tap over, ceramic Cooke and Lewis hob, chimney style extractor over, corresponding eye level units, breakfast bar, under counter appliance space. Door through to...

UTILITY ROOM

Space and plumbing for washing machine, door leading to rear yard. Door to...

GROUND FLOOR CLOAKROOM

Low level WC, wall hung wash hand basin, fitted extractor, tiled to dado height.

From the inner hallway, stairs rise to...

FIRST FLOOR LANDING

uPVC double glazed window to rear aspect. Doors to...





BEDROOM ONE

uPVC double glazed window overlooking the front aspect, radiator, range of fitted wardrobes with sliding doors, hanging rails and fitted shelving.

SHOWER ROOM

Modern fitted shower room with curved shower enclosure, sliding glazed door and screen, fitted Mira Sport shower, high gloss vanity units, low level WC with concealed plumbing, wall hung wash hand basin, uPVC double glazed window to rear aspect, radiator, fitted illuminated mirror, part tiled walls, floor to ceiling store cupboards.

From the first floor landing, stairs rising to upper floor. Display shelving, uPVC double glazed window to rear aspect. Doors to...



BEDROOM TWO

Dual aspect with uPVC double glazed window to front and side aspect with views extending from Haldon moor across Teignmouth to the Ness with glimpses out to sea and towards rural Shaldon and Ringmore. Radiator.

BEDROOM THREE

Dual aspect with uPVC double glazed window to rear and side with high level views to the Ness and out to sea.

OUTSIDE

To the rear of the property is a fully enclosed walled yard.

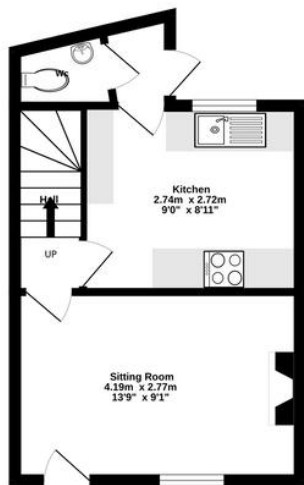
MATERIAL INFORMATION - Subject to legal verification

Freehold

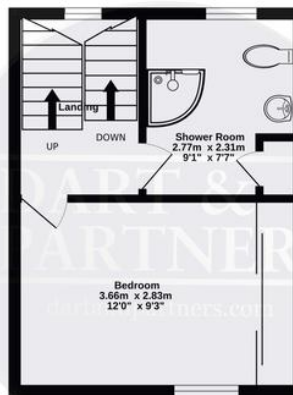
Council Tax Band B



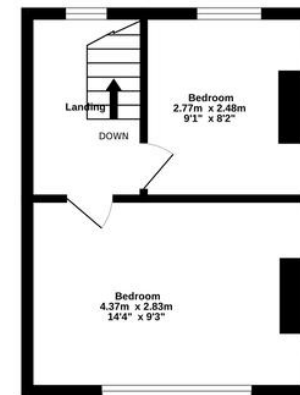
Ground Floor
25.1 sq.m. (270 sq.ft.) approx.



1st Floor
23.3 sq.m. (250 sq.ft.) approx.

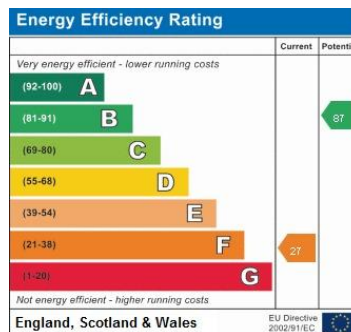


2nd Floor
22.4 sq.m. (241 sq.ft.) approx.



TOTAL FLOOR AREA : 70.7 sq.m. (761 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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