



- SUPERBLY PRESENTED CHARACTER COTTAGE
- CONVENIENTLY SITUATED FOR TOWN CENTRE AMENITIES AND SEAFRONT
- MANY ORIGINAL CHARACTER FEATURES
- MODERN KITCHEN, SITTING ROOM/LOUNGE
- SEPARATE DINING ROOM
- TWO DOUBLE BEDROOMS, MODERN BATHROOM
- ENCLOSED COURTYARD STYLE GARDEN
- EXTERNAL STORE/UTILITY

Teign Street, Teignmouth, TQ14 8EA

£265,000

Opportunity to purchase a superbly presented character cottage steeped in history and with some original features being historically an old bakers cottage with oven. With feature cornice, original exposed brick and stone fireplaces. The cottage is superbly located with level and easy access to the town centre amenities and just a short walk from Teignmouth's estuary beach, seafont, promenade and mainline railway station. With tastefully decorated accommodation briefly comprising; sitting room/lounge, separate dining room, modern kitchen, two double bedrooms, modern bathroom, enclosed courtyard with external store/utility.



Property Description

Tiled step and uPVC obscure double glazed entrance door through to...

ENTRANCE HALLWAY

Recessed spotlighting, stairs rising to upper floor. Door through to...

SITTING ROOM/LOUNGE

uPVC double glazed sash window overlooking the front aspect, wall hung Creda electric heater, feature exposed stone and brick fireplace with tiled hearth, fitted cupboards with inset shelving.

DINING ROOM

Wall hung Creda electric heater, recessed spotlighting, uPVC obscure double glazed window, uPVC double glazed door opening onto the enclosed courtyard, original fireplace with exposed stone and brickwork, tiled hearth, archway through to useful under stairs storage area. Attractive curved wall (part of the original bakers oven) through to...

KITCHEN

Modern fitted kitchen with range of cupboard and drawer base units under laminate work tops, Franke single drainer stainless steel sink unit and mixer tap over, integrated electric oven and four ring ceramic hob with splash back and chimney style extractor over, stylish metro tiling, corresponding eye level units, recessed spotlighting, uPVC double glazed window with seep tiled sill.

From the entrance hallway, stairs rising to...

FIRST FLOOR

Two uPVC double glazed windows, display shelving, recessed spotlighting. Door through to...

BEDROOM ONE

uPVC double glazed window overlooking the front aspect, Creda electric heater. Door to built in wardrobe with fitted





hanging rail. Cast iron fireplace with wooden mantle and surround, picture rail.

BEDROOM TWO

uPVC double glazed window to side aspect, wall mounted Creda electric heater.

BATHROOM

Modern suite comprising pedestal wash hand basin, panelled bath with fitted Mira shower, concertina style glazed shower screen, low level WC, ladder style towel rail/radiator, hatch and access to loft space, fitted extractor, recessed spotlighting, door to storage cupboard.



OUTSIDE

Patacake Cottage is accessed from a pedestrianised area of Teign Street. To the rear is a small enclosed courtyard. External water supply. Door through to EXTERNAL STORE/UTILITY with space and plumbing for washing machine.

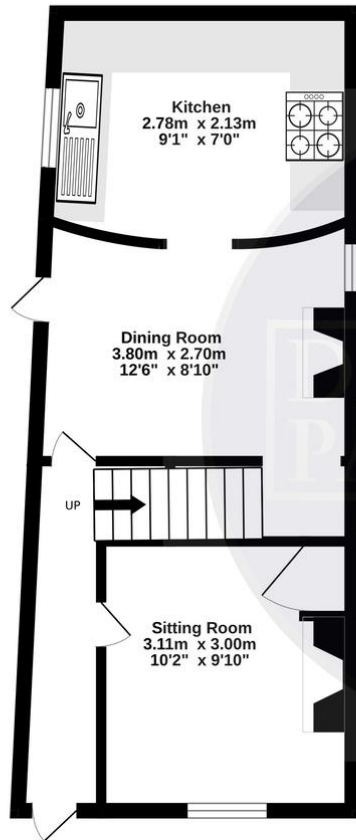
MATERIAL INFORMATION - Subject to legal verification

Freehold

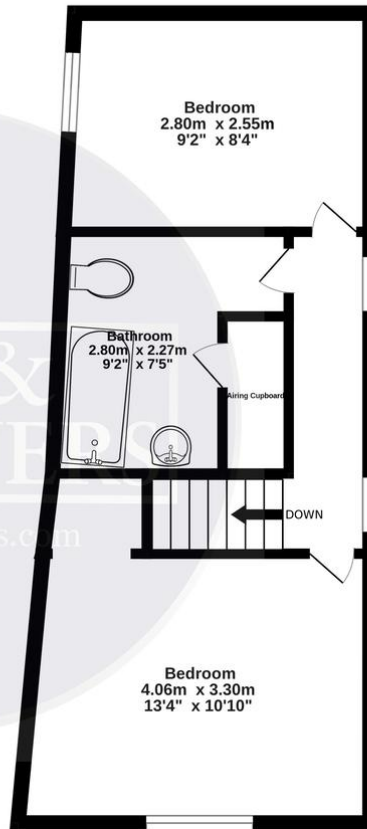
Council Tax Band A



Ground Floor
34.7 sq.m. (374 sq.ft.) approx.



1st Floor
34.7 sq.m. (374 sq.ft.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 69.4 sq.m. (747 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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