



- WELL PRESENTED MODERN SEMI DETACHED FAMILY HOME
- FAVOURED RESIDENTIAL LOCATION CLOSE
- ENTRANCE PORCH, RECEPTION AREA
- KITCHEN BREAKFAST ROOM, CONSERVATORY
- TWO BEDROOMS, FAMILY BATHROOM
- SOME SEA VIEWS
- GARDENS TO THE FRONT, SIDE AND REAR
- GARAGE IN BLOCK, PARKING

**Headway Rise, Teignmouth, TQ14 9UL**

**Guide Price £250,000**

A well presented modern semi-detached family home situated at the head of a cul de sac on a highly favoured and sought after residential location. The internal accommodation briefly comprises; a main reception room, kitchen breakfast room, two bedrooms, family bathroom and a conservatory. There are front, side and rear gardens and a detached garage.



## Property Description

A well presented modern semi-detached family home situated at the head of a cul de sac on a highly favoured and sought after residential location. The internal accommodation briefly comprises; a main reception room, kitchen breakfast room, two bedrooms, family bathroom, and a conservatory. There are front, side and rear gardens and a detached garage.

uPVC obscure double glazed entrance door into...

### ENTRANCE PORCH

uPVC obscure double glazed window, wooden flooring, door to cloaks cupboard. Multi-paned timber door through to...

### RECEPTION AREA

Continuation of wooden flooring, two radiators, uPVC double glazed window overlooking the front aspect and approach, stairs rising to upper floor, useful under stairs recess, wall hung Dimplex electric remote controlled log effect heater. Feature arch through to...

### KITCHEN/BREAKFAST ROOM

Quarry tiled flooring, radiator, space for table and chairs, uPVC obscure double glazed window through to conservatory. Kitchen area fitted with a range of cupboard and drawer base units under laminate rolled edge work surfaces, tiled splash backs, space and plumbing for washing machine, one and a half bowl stainless steel drainer sink unit with mixer tap over, space for cooker, space for upright fridge freezer, corresponding eye level units, wall hung Potterton gas boiler providing the domestic hot water supply and gas central heating throughout the property, uPVC double glazed window with view through the conservatory to the gardens. Door to...

### CONSERVATORY

Of uPVC and brick construction with sliding patio doors and windows with outlook and access to the delightful rear gardens. External water supply, power and lighting.

Stairs rising to...





### FIRST FLOOR LANDING

Recessed spotlighting, hatch and access to loft space. Doors to...

### BEDROOM ONE

uPVC double glazed window overlooking the front aspect and approach with views extending over the Coombe Valley nature reserve to open farmland, recessed built in wardrobe with mirror fronted sliding doors with hanging rails and fitted shelving.

Doors to storage/linen cupboard with factory lagged hot water cylinder and slatted shelving.



### BEDROOM TWO

uPVC double glazed window overlooking the rear gardens with views over neighbouring properties and out to sea, radiator.

### FAMILY BATHROOM

Suite comprising bath with fitted Mira shower over ,glazed shower screen, pedestal wash hand basin, low level WC with concealed plumbing, ladder style towel rail/radiator, part tiled walls, wooden display sill, uPVC obscure double glazed window.

### OUTSIDE

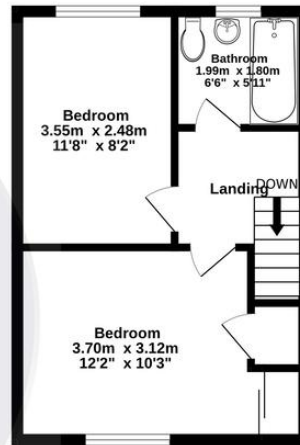
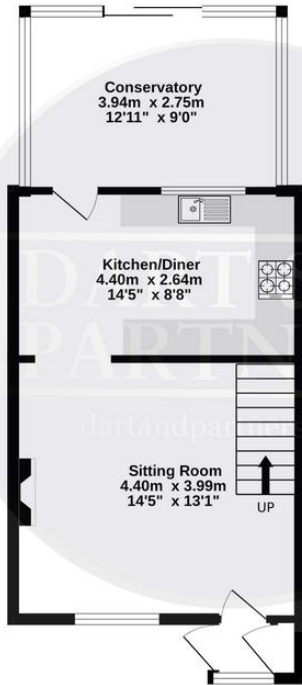
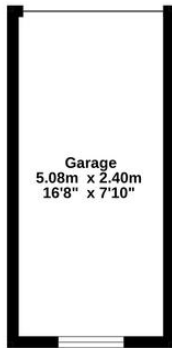
The property is approached over a paved pathway dividing the front garden which is gently sloping lawn with interspersed hedges. The paved pathway continues to the side of the property where there is an external power supply. Gated access through to the rear gardens. The rear gardens which are a particular feature of the property being a generously sized corner plot, are also accessed via the conservatory onto a raised deck with timber balustrading and an outlook over the gardens. Below the deck is a terraced hardstanding overlooking the rear gardens which have been predominantly laid to lawn and are fully enclosed, ideal for those with small children and/or pets. The gardens enjoy the passage of the sun throughout the day. Garden shed situated at the head of the garden.



Garage  
12.2 sq.m. (131 sq.ft.) approx.

Ground Floor  
40.8 sq.m. (439 sq.ft.) approx.

1st Floor  
29.0 sq.m. (312 sq.ft.) approx.



**TOTAL FLOOR AREA : 81.9 sq.m. (882 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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## GARAGE

Located just a short distance from the property is a **GARAGE** in a block. In addition to the garage there is **ALLOCATED OFF ROAD PARKING**.

MATERIAL INFORMATION - Subject to legal verification

Freehold

Council Tax Band B

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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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