



- SPACIOUS FREEHOLD MAISONETTE
- CONVENIENTLY SITUATED JUST A SHORT WALK FROM TOWN AND BEACH
- ENTRANCE VESTIBULE
- LIVING ROOM, KITCHEN DINER
- SHOWER ROOM, WALK IN STORAGE ROOM
- TWO BEDROOMS PLUS STUDY/OCCASIONAL BEDROOM
- PARKING, SMALL PAVED AREA
- SEA VIEWS, GAS CENTRAL HEATING, DOUBLE GLAZING

## Higher Brimley Road, Teignmouth, TQ14 8JU    Guide Price £140,000

Situated in a convenient position close to town is this period property set out over three floors with two main accommodation levels which enjoy good sea views. There is a car parking space, uPVC double glazing and gas central heating. The property retains a great deal of its original period character which could be further enhanced with a refurbishment programme.





## Property Description

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uPVC double glazed entrance door opening into...

### ENTRANCE VESTIBULE

Staircase rising to main accommodation level having uPVC double glazing to front. Stairs continuing up to bedroom floor, double radiator, doors off to...

### LIVING ROOM

uPVC double glazed window to rear with outlook over neighbouring properties to the sea beyond, period central ceiling rose and cornice, picture rail, double radiator, gas fire set onto tiled fireplace.

### KITCHEN/DINER

Loosely fitted with cupboards and drawers, work surface, stainless steel sink drainer unit, electric cooker point, space and plumbing for washing machine, radiator, uPVC double glazed window to front.

### SHOWER ROOM

Comprising tiled and glazed shower cubicle with electric shower, pedestal wash hand basin, low level WC, obscure glazed window to front, radiator, ceramic wall tiling to each wall.

### WALK IN STORAGE ROOM

Timber, single glazed sliding sash window to rear.

### UPPER FLOOR LANDING

uPVC double glazed window to side aspect with outlook over the town to the sea beyond. Airing cupboard housing factory lagged hot water cylinder with slatted shelving, radiator.





#### BEDROOM ONE

uPVC double glazed window to rear with superb elevated outlook over the town to the sea beyond. Radiator, wall hung hand basin.

#### BEDROOM TWO

uPVC double glazed window to front aspect, radiator, wall hung hand basin, fitted storage cupboard.

#### STUDY/OCCASIONAL BEDROOM

Borrowed light window to landing, built in storage cupboard, access to roof space providing generous storage capabilities.

#### OUTSIDE

To the front, the property owns the front forecourt and has parking in one of the two bays. Directly in front of the building there is a small paved area.



MATERIAL INFORMATION - Subject to legal verification

Freehold

Council Tax Band C

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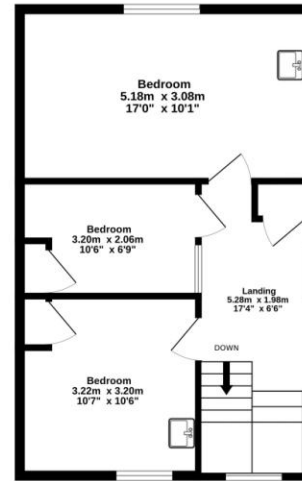
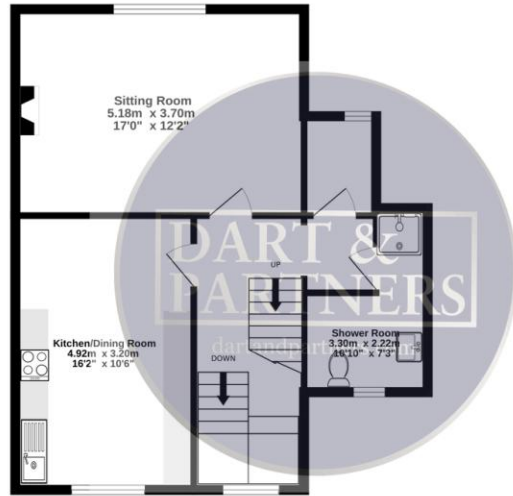
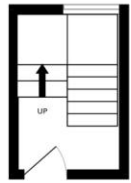
AGENTS NOTE: This is a Freehold maisonette and is un-mortgageable, suitable for cash purchasers only.



Ground Floor  
5.9 sq.m. (63 sq.ft.) approx.

1st Floor  
53.9 sq.m. (579 sq.ft.) approx.

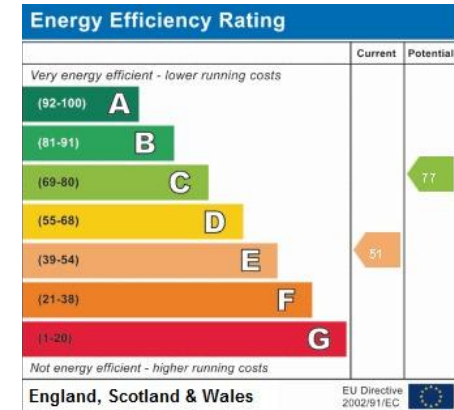
2nd Floor  
43.3 sq.m. (464 sq.ft.) approx.



**TOTAL FLOOR AREA : 102.9 sq.m. (1108 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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