



A two-bedroom maisonette with a roof terrace, conveniently located a short walk from the shops, railway station, beaches and amenities, in the popular seaside town of Teignmouth

3a Higher Brook Street | Teignmouth | TQ14 8HY



thoroughly good property agents



PROPERTY TYPE

Maisonette
Leasehold



SIZE

839 sq. ft



LOCATION

Town



AGE

1800s to 1900s



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING



OUTSIDE SPACE

Roof Terrace



EPC RATING

53 (E)



COUNCIL TAX BAND

A



in a nutshell...

- Two Bedrooms
- Roof Terrace
- Town Centre Location
- Characterful Maisonette
- Family Bathroom & Separate WC
- Ample Storage Throughout



the details...

Inside, it has light and neutral décor throughout and feels warm and welcoming with gas central heating and double-glazing. This property also benefits from having its own private entrance.

The accommodation comprises of a ground-floor entrance hallway with a staircase to the first floor, where there is a convenient cloakroom with a WC and basin, a good-sized living/dining room with plenty of light from a bow window to the front, a living flame gas fire that makes a nice feature and focal point for the room, and a low-level cupboard built into a recess on one side of the chimney breast, and a kitchen that has plenty of worktop and cupboard space, a range cooker and floor space for an upright fridge/freezer. A glazed door from the landing leads out onto the roof terrace that makes a great outside space for a picnic or basking in the summer sunshine.

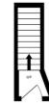
The staircase continues up to the top floor where there is the master bedroom, an excellent double with plenty of natural light from a wide dormer window, having a fitted wardrobe, and an airing cupboard that contains a condensing combi-boiler that provides the central heating and hot water on demand, a single second bedroom with a dormer window, and a shower room containing a shower, a WC and a vanity unit.

Whilst there is no parking with this property, there is a bus stop and several carparks nearby for which permits can be purchased.

GROUND FLOOR
301 sq ft (27.8 sq m) approx.

1ST FLOOR
440 sq ft (40.6 sq m) approx.

2ND FLOOR
307 sq ft (28.4 sq m) approx.



TOTAL FLOOR AREA: 659 sq ft. (78.0 sq m.) approx.

While every effort has been made to ensure the accuracy of the information 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, fixtures and appliances shown have not been tested and no guarantee is made as to their operation or efficiency can be given.
Made with Metre 2022



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, a new theatre, a wide selection of bars and restaurants, and well-known shops and supermarkets including Lidl and Morrisons.

Shopping

Late night pint of milk: Co-op 0.1 mile
Teignmouth town centre: Approx. 328 ft
Supermarket: Lidl 0.1 mile

Relaxing

Beach: Teignmouth 0.3 miles
Eastcliff Park: 0.6 miles
Teignmouth Golf Course: 2.5 miles

Travel

Bus stop: Orchard Gardens, approx. 335 ft
Train station: Teignmouth 0.2 mile
Main travel link: A380 3.9 miles
Airport: Exeter 17.9 miles

Schools

Hazeldown Primary School: 1.3 miles
Teignmouth Community School: 0.4 miles
Trinity School: 1 miles

Please check Google maps for exact distances and travel times.

Property postcode: TQ14 8HY

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

Tel 01626 870 870
Email teignmouth@completeproperty.co.uk
Web completeproperty.co.uk

Complete
13 Wellington Street
Teignmouth
Devon
TQ14 8HW

Are you selling a property too? Call us to get a set of property details like these...



Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY. All measurements and sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. © Unauthorised reproduction prohibited.

As part of the service we offer we may recommend ancillary services to you which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under



any obligation to provide us with your consent or to use any of these services, but where you do you should be aware of the following referral fee information. You are also free to choose an alternative provider. To find out more about this, please speak to a member of the team.

selling

letting

land &
new homes

signature
homes

complete.