



Chichester Close, Teignmouth, TQ14 9FE

Guide Price: £335,000 Tenure: Freehold



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A modern, 3 bedroom semi-detached property presented in first class order throughout.

- A superb semi-detached family home
- Three bedrooms, master with en-suite
- Family bathroom & useful downstairs WC
- Contemporary fitted open plan kitchen/breakfast room with integral appliances
- Low maintenance front & rear gardens
- Sizeable sitting room
- Large UPVC double glazed conservatory
- Garage & driveway parking for 1 vehicle
- Private cul-de-sac within a popular residential location
- EPC - C
- Council tax band - C



Absolute Sales & Lettings are delighted to welcome to market this beautifully presented home, originally constructed in 2010 by Linden Homes. Situated in a sought after residential location in the outskirts of the popular seaside town of Teignmouth...

Situated in a popular and convenient location, this wonderful property boasts many other appealing features including sunny low maintenance gardens, versatile accommodation and fantastic access to the A380, M5 and beyond along with many other local amenities nearby - making it the perfect family home.

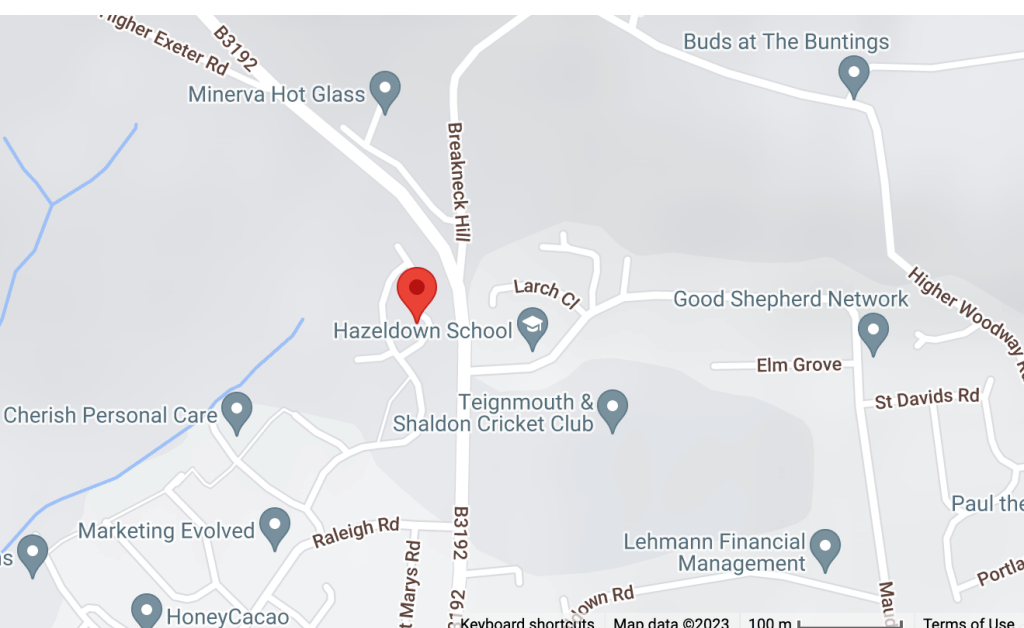
The internal accommodation briefly comprises an entrance hall, useful downstairs cloakroom/WC, a well proportioned living room which leads into an open plan kitchen/breakfast room, complete with a contemporary fitted kitchen and integrated appliances. Double doors lead you into a bright and versatile conservatory with further french doors providing access into the rear garden. On the first floor you will find an attractive three piece family bathroom, three bedrooms including master bedroom enjoying sea peeps and rolling country views towards Shaldon as well as a fitted en-suite shower room. Other benefits include gas central heating and uPVC double glazing.



Outside, the property is approached by a single garage and driveway allowing off road parking for 1 vehicle, with more available on-road nearby if required by visitors. The front garden is well tended and is mostly laid with astroturf for ease of maintenance, partially bordered by shrubs and a paved pathway which leads to the front door, it is fully enclosed by low level brick walling and metal fencing.

The rear garden, which is accessed via the conservatory or additional garage door is predominantly level and has also been designed for ease of maintenance, being laid with areas of astroturf and patio paving. There are a couple of mature trees which provide a good degree of privacy making it ideal for outdoor living and entertaining. It is fully enclosed by a low level brick wall and timber fencing, offering safety and security for young children and family pets.

An internal viewing is highly recommended to fully appreciate the size and position that the property boasts



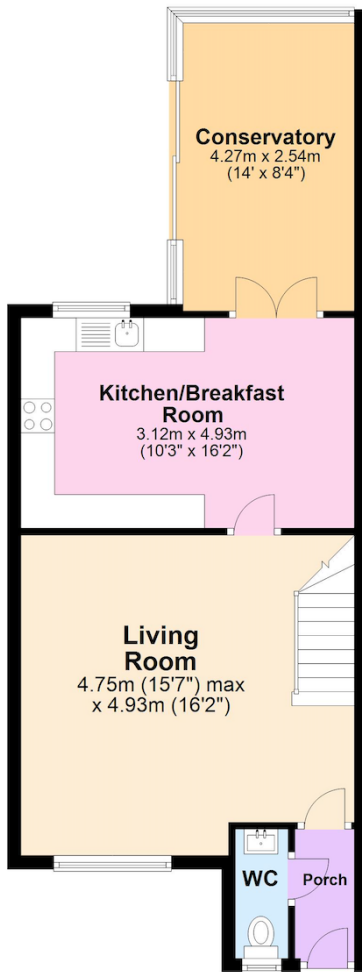
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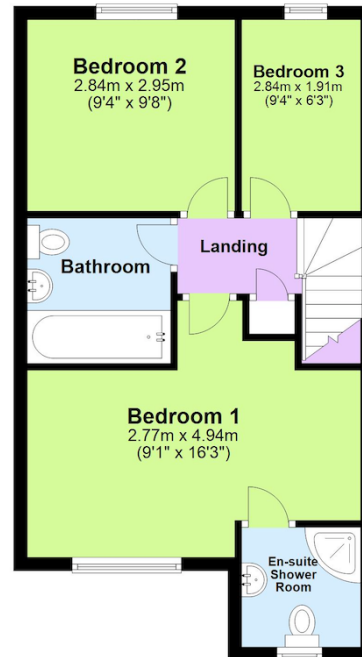
Ground Floor

Approx. 53.1 sq. metres (571.5 sq. feet)



First Floor

Approx. 41.8 sq. metres (449.9 sq. feet)



Total area: approx. 94.9 sq. metres (1021.4 sq. feet)

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We refer potential purchasers to Wollens & Busbys Law for conveyancing, Greenlight Mortgages for mortgages, McCluskey Surveyors for surveying, Team Removals for removals & Saltwater Escapes for holiday letting management. It is your decision if you choose to deal with any of these companies, however should you choose to use them we would receive a referral fee from them for recommending you to them as follows: Wollens & Busbys Law £150, Greenlight Mortgages £300, McCluskey Surveyors £50, Team Removals £50 & Saltwater Escapes £100. We have carefully selected these associates for the quality of their work and customer service levels, the referral fees they give us is part of their marketing budget and does not affect the amount you pay.

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