



- CHARMING CHARACTER COTTAGE
- RECEPTION ROOM, KITCHEN/DINING ROOM
- TWO DOUBLE BEDROOMS, WET ROOM
- REAR COURTYARD
- SET OVER THREE LEVELS
- uPVC D/G, GAS C/H
- EASY ACCESS TO TOWN CENTRE, BEACHES
- EASY WALK TO MAINLINE RAILWAY STATION

Exeter Street, Teignmouth, TQ14 8JJ

OIEO £180,000

Character cottage set over three levels, conveniently located with easy access to Teignmouth town centre, beaches and all local amenities and just a short walk from Teignmouth's mainline railway station. Lounge, kitchen/dining room, two double bedrooms, wet room and courtyard, uPVC double glazing and gas central heating. No Chain.



Property Description

An opportunity to purchase a charming character cottage, conveniently located with easy access to Teignmouth town centre, beaches and all local amenities and just a short walk from Teignmouth's mainline railway station. The cottage has accommodation over three levels and an enclosed courtyard. Offered for sale with vacant possession and the accommodation briefly comprises lounge, kitchen/dining room, two double bedrooms, wet room and courtyard.

uPVC double glazed entrance door to a communal hallway, obscure glazed timber entrance door to...

RECEPTION ROOM

uPVC double glazed window overlooking the front aspect towards St James's church, radiator, feature brick fireplace with wooden mantle over and recessed open fireplace, high level obscure glazed window. From the reception there is a doorway through to...

OPEN PLAN KITCHEN/DINING ROOM

Dining area with useful understairs recess, radiator, space for table and chairs, counter-top. The kitchen comprises cupboard and drawer base units under a laminate rolled edge work surface with integrated electric oven and corresponding four ring electric hob with extractor hood over, under-counter appliance spaces, one and a half bowl sink drainer unit with mixer tap over, wine rack, tiled splashbacks, uPVC double glazed window overlooking the rear courtyard, corresponding high level units, obscure glazed door giving access to the rear courtyard, stairs rising to...

FIRST FLOOR LANDING

uPVC double glazed window overlooking rear aspect with deep sill, radiator, door to....





BEDROOM

'L' shaped bedroom, uPVC double glazed window with pleasant outlook to St James's church, radiator, door to....

WET ROOM

Shower area with fitted Mira shower, low level WC, pedestal wash hand basin, uPVC obscure double glazed window and deep display shelf, tiling to the shower area and basin, radiator, door to cupboard housing Baxi wall mounted gas combination boiler providing the domestic hot water supply and gas central heating throughout the property, fitted radiator.



From the first floor landing, stairs rise to the....

UPPER FLOOR

Hatch and access to loft space, door to an eaves storage cupboard, door to....

BEDROOM

Vaulted ceiling with exposed beams and two velux windows with inset blinds overlooking St James's church and to the rear aspect. Radiator. recessed display shelving.

OUTSIDE

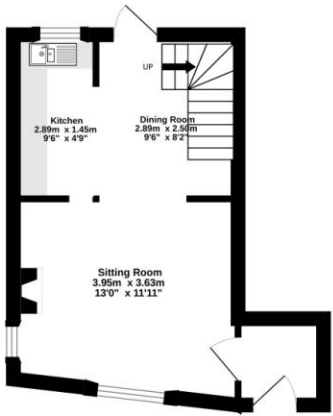
To the rear of the property, accessed via the kitchen/dining room, is an enclosed courtyard with outside water tap, gated pedestrian access onto Speranza Grove.



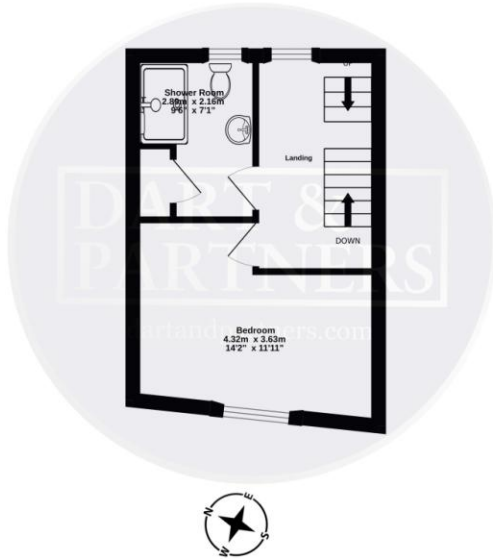
MATERIAL INFORMATION - Subject to legal verification

Freehold
Council Tax Band A

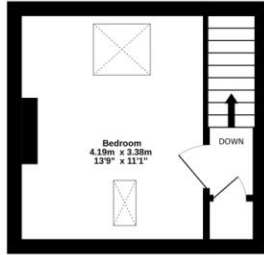
Ground Floor
26.9 sq.m. (289 sq.ft.) approx.



1st Floor
27.2 sq.m. (293 sq.ft.) approx.

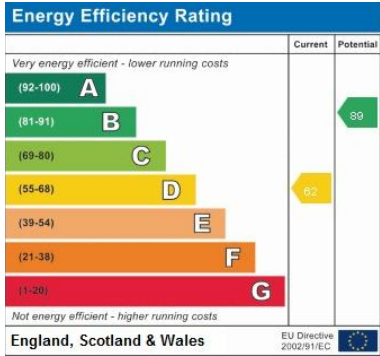


2nd Floor
17.8 sq.m. (191 sq.ft.) approx.



TOTAL FLOOR AREA : 71.9 sq.m. (773 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.
Made with Metropix ©2023



Teignmouth, 12 The Triangle,
Teignmouth, Devon, TQ14 8AT

www.dartandpartners.com
01626 772507
property@dartandpartners.com

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