



- TERRACED FAMILY HOME IN GOOD DECORATIVE ORDER
- NO ONWARD CHAIN
- THREE BEDROOMS
- SITTING ROOM/LOUNGE
- KITCHEN BREAKFAST ROOM
- UTILITY AREA/REAR HALLWAY
- GROUND FLOOR CLOAKROOM, FAMILY BATHROOM
- FRONT AND REAR GARDENS, RIVER AND RURAL VIEWS

Kingsway, Teignmouth, TQ14 9AR

£212,000

A three bedroom family home on popular residential development comprising; sitting room/lounge, kitchen breakfast room, utility area, ground floor WC, to the first floor are three bedrooms and a family bathroom. Front and rear gardens, river and rural views. Offered in good decorative order and with no onward chain.



Property Description

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uPVC entrance door with double glazed side panel into...

ENTRANCE PORCH

uPVC double glazed window overlooking the front aspect. Obscure multi-paned door through to...

ENTRANCE HALLWAY

A spacious entrance hallway with stairs to upper floor, under stairs recess ideal for desk/work station. Doors to...

SITTING ROOM/LOUNGE

uPVC double glazed window overlooking the front gardens, radiator.

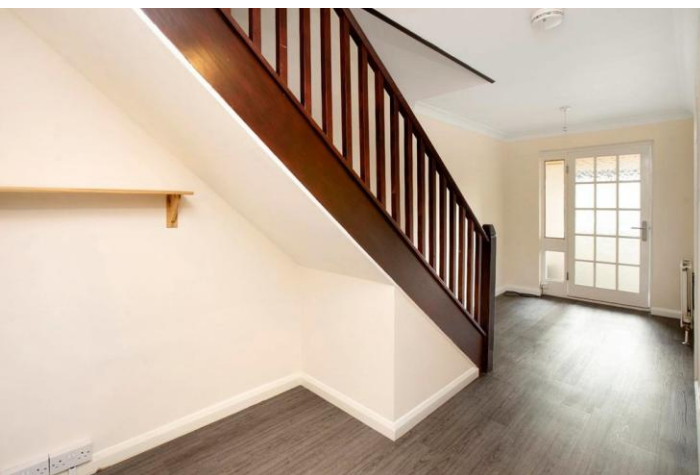
KITCHEN/BREAKFAST ROOM

Range of modern cupboard and drawer base units under laminate rolled edge work surface, brushed chrome electric oven, corresponding four ring gas hob with concealed extractor over, space for dishwasher, space for upright fridge freezer, one and a half bowl stainless steel drainer sink unit with mixer tap over, tiled splash backs, corresponding eye level units, uPVC double glazed window overlooking the rear gardens, recently fitted (2021) wall hung Ideal gas boiler providing the domestic hot water supply and gas central heating throughout the property, radiator. Space for table and chairs. Door through to...

UTILITY/REAR HALLWAY

Recess with space and plumbing for washing machine, fitted shelving. Door to ground floor cloakroom. uPVC double glazed door giving access to the rear gardens.

CLOAKROOM





uPVC obscure double glazed window, WC, wall hung corner wash hand basin, radiator.

From the entrance hallway, stairs rising to the...

FIRST FLOOR LANDING

Hatch and access to loft space. Doors to...

BEDROOM ONE

uPVC double glazed window overlooking the front aspect with views over neighbouring properties across the Teign estuary to Shaldon and open farmland beyond. Radiator. Door to built in wardrobe with overhead storage.



BEDROOM TWO

uPVC double glazed window to rear aspect with far reaching sea views, radiator. Doors to built in wardrobes. double doors to linen cupboard with lagged hot water cylinder and slatted shelving, eye level storage.

BEDROOM THREE

uPVC double glazed window to front aspect with similar views to bedroom one, radiator.

BATHROOM

Fully tiled with modern suite comprising shaped shower bath with glazed shower screen, fitted Mira shower, pedestal wash hand basin, low level WC, radiator, two uPVC obscure double glazed windows.

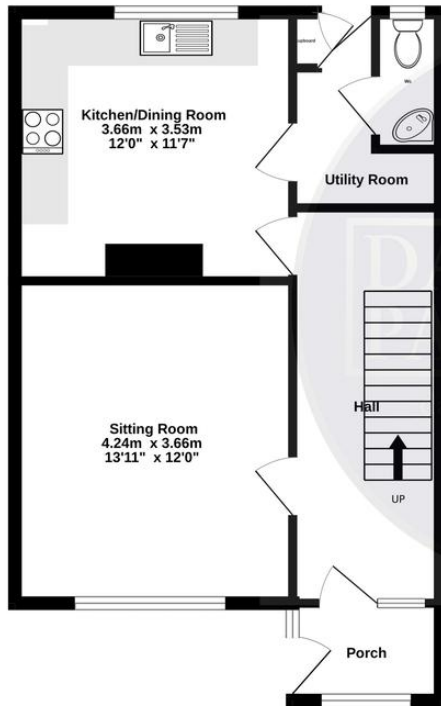


OUTSIDE

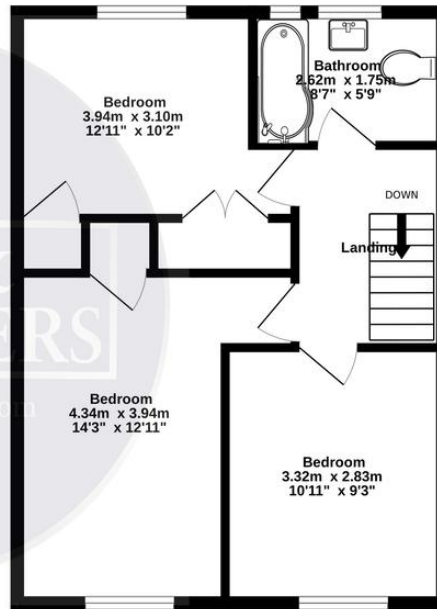
To the front of the property is an enclosed garden with a pathway to the main entrance dividing two paved patio areas which enjoy views into the river Teign estuary and Shaldon. To the rear, accessed via the utility/rear hallway, is a low maintenance courtyard style garden with paved seating areas and gravel bed, and gated access to a rear pedestrian walkway.

MATERIAL INFORMATION - Subject to legal verification

Ground Floor
45.5 sq.m. (490 sq.ft.) approx.



1st Floor
43.6 sq.m. (469 sq.ft.) approx.



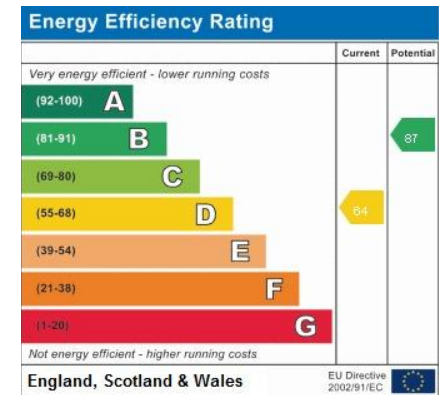
TOTAL FLOOR AREA : 89.1 sq.m. (959 sq.ft.) approx.

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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Freehold
Council Tax Band B

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