



- SEMI DETACHED COTTAGE
- RECEPTION AREA, KITCHEN
- G/F BATHROOM
- TWO FIRST FLOOR BEDROOMS
- REAR COURTYARD GARDEN
- uPVC D/G, GAS C/H
- CONVENIENT ACCESS TO TOWN CENTRE, SEAFRONT AND BEACHES
- EASY ACCESS TO MAIN LINE RAILWAY STATION

Hermosa Road, Teignmouth, TQ14 9JZ

Guide Price £190,000

An attractive semi detached cottage conveniently situated close to Teignmouth town centre, seafront and beaches with easy access to Teignmouth's main line railway station and Shaldon Bridge. Reception area, kitchen, ground floor bathroom, two first floor bedrooms, rear courtyard garden.



Property Description

Canopied entrance to a uPVC obscure double glazed entrance door into....

ENTRANCE VESTIBULE

Quarry tiled flooring, cupboard housing a wall hung Glo-Worm gas combination boiler providing the domestic hot water supply and central heating throughout the property. Door through to....

RECEPTION AREA

Two radiators, wall light point, feature fire surround and a uPVC double glazed window overlooking the front aspect. From the reception room, doorway through to....

KITCHEN

Base units under laminate rolled edge work surfaces, space for cooker, further under-counter appliance spaces, single drainer stainless steel sink unit, tiled splashbacks, corresponding eye level units, uPVC double glazed window to side aspect, radiator, doorway through to....

REAR HALLWAY

Door to store/linen cupboard, door to....

GROUND FLOOR BATHROOM

Bath with mixer tap and shower attachment over, low level WC, pedestal wash hand basin, radiator, part tiled walls, uPVC obscure double glazed window.

From the inner hallway, uPVC obscure double door giving access to rear.

From the kitchen, doorway through to....

INNER HALLWAY

Stairs rising to....

FIRST FLOOR LANDING

Hatch and access to loft space, stripped wooden floorboards through to....





BEDROOM 1

uPVC double glazed window overlooking the front aspect with views over neighbouring properties into the nearby River Teign estuary, Shaldon and rolling hills beyond, radiator.

BEDROOM 2

Continuation of stripped wooden flooring, radiator, uPVC double glazed window to side aspect.

OUTSIDE

To the front of the property is an attractive brick paved garden and to the rear, accessed via the rear hallway there is a fully enclosed courtyard garden with door to external store.



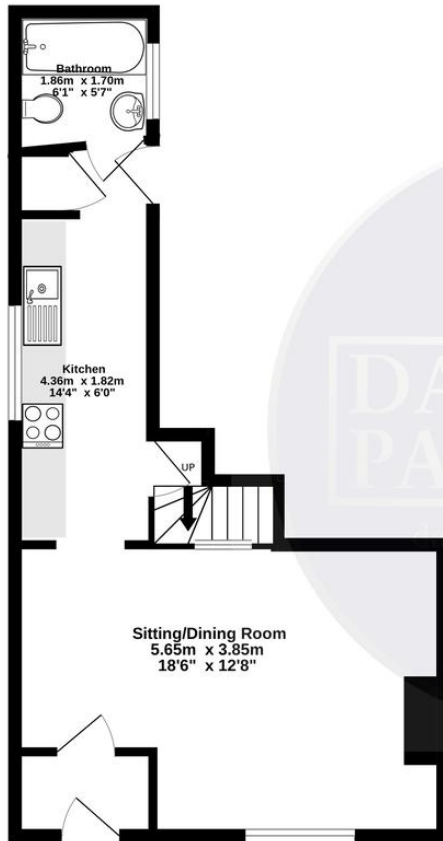
MATERIAL INFORMATION - Subject to legal verification

Freehold

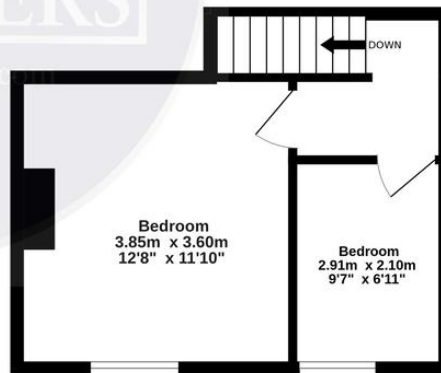
Council Tax Band B



Ground Floor
35.9 sq.m. (386 sq.ft.) approx.



1st Floor
23.9 sq.m. (257 sq.ft.) approx.



TOTAL FLOOR AREA : 59.8 sq.m. (644 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	85	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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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