



- CHARACTER TOWN CENTRE COTTAGE
- SHORT WALK TO TOWN CENTRE AND SEAFRONT
- OPEN PLAN LOUNGE/DINING ROOM
- KITCHEN, REAR COURTYARD
- TWO BEDROOMS, BATHROOM
- uPVC D/G, GAS C/H
- NO CHAIN

French Street, Teignmouth, TQ14 8ST

Offer in Excess of £200,000

A rare opportunity to acquire a charming character cottage within the town centre, located within the quaint French Street area with just a short, level walk to all local amenities, the seafront, beaches and Teignmouth's main line railway station. Open plan reception area, kitchen, two bedrooms, bathroom, rear courtyard, gas central heating and double glazing.



## Property Description

Entrance door into....

### ENTRANCE VESTIBULE

Dado rail, multi paned door through to....

### OPEN PLAN LOUNGE/DINING ROOM

Lounge area with uPVC double glazed tilt & turn window overlooking the front aspect, radiator, recessed tiled fireplace with exposed brick and beam work, radiator, stairs rising to first floor.

Dining area with uPVC double glazed tilt & turn window overlooking rear courtyard, radiator, fitted shelving, door to useful understairs storage cupboard, door through to....

### KITCHEN

Tiled flooring, cupboard and drawer base units under laminate rolled edge work surface, single drainer stainless steel sink unit, under-counter appliance spaces, space for upright fridge freezer, corresponding eye level units, dual aspect with uPVC double glazed window overlooking the rear garden, tiled walls, recessed spotlighting, uPVC obscure double glazed door giving access to rear.

Stairs rising to....

### UPPER FLOOR

Hatch and access to loft space, doors to....

### BATHROOM

Fully tiled with suite comprising bath with mixer tap and shower attachment over, WC, pedestal wash hand basin, uPVC obscure double glazed tilt & turn window, radiator.

### BEDROOM 1

uPVC double glazed tilt & turn window overlooking the front aspect, radiator, some fitted wardrobes.





## BEDROOM 2

uPVC double glazed tilt & turn window overlooking rear aspect, radiator, cupboard housing Worcester gas combination boiler providing the domestic hot water supply and central heating throughout the property.

## OUTSIDE

The property is accessed directly from French Street with a gated side access with pathway leading to the rear courtyard. The rear courtyard is accessed via the kitchen and is fully enclosed with a garden shed.

MATERIAL INFORMATION - Subject to legal verification

Freehold

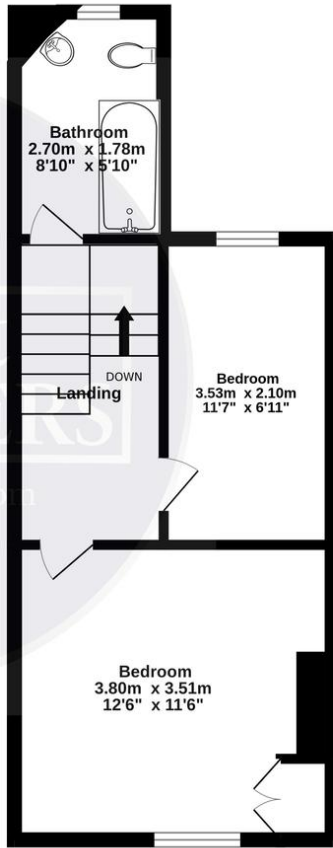
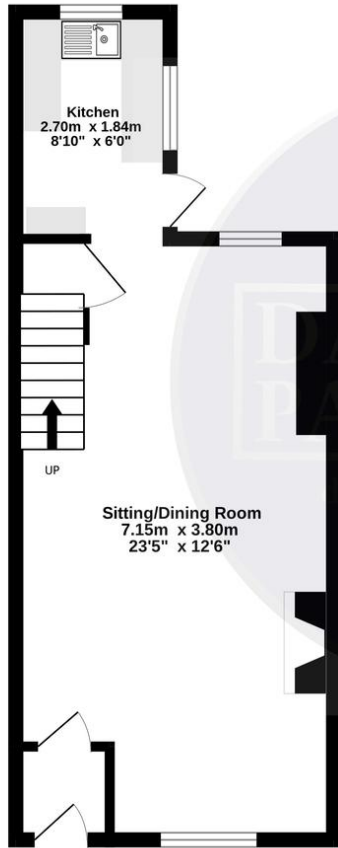
Council Tax Band B

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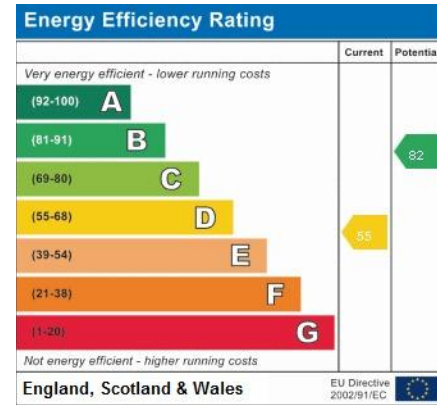
Ground Floor  
30.9 sq.m. (333 sq.ft.) approx.

1st Floor  
31.2 sq.m. (336 sq.ft.) approx.



TOTAL FLOOR AREA : 62.2 sq.m. (669 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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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