



- VICTORIAN TERRACED HOUSE
- SITTING ROOM/LOUNGE
- KITCHEN/RECEPTION ROOM
- FOUR BEDROOMS
- SHOWER ROOM & BATHROOM
- VERSATILE CELLAR WITH LAUNDRY/UTILITY AREA
- REAR TERRACE WITH SEA AND RURAL VIEWS
- EASY ACCESS TO TOWN CENTRE AND SEAFRONT
- RESIDENTS PERMIT HOLDERS PARKING

Salisbury Terrace, Teignmouth, TQ14 8JG

Guide Price £350,000

A deceptively spacious Victorian terraced house in highly sought after, convenient location with accommodation set over three floors. Reception hall, sitting room/lounge, kitchen, four bedrooms, bathroom and shower room. Rear terrace enjoying south facing sea and rural views, versatile cellar with laundry/utility area. Residents permit holders parking.



Property Description

A deceptively spacious, traditionally styled Victorian terraced house, set in a highly sought after and convenient position, close to Teignmouth town centre and all local amenities, schools and just a short walk from Teignmouth's promenade, seafront and beaches. The spacious and versatile accommodation is set over three floors, having been extended. The property offers an entrance vestibule opening onto a welcoming reception hall with quarry tiled flooring which extends throughout much of the ground floor, along with high ceilings. There is an attractive lounge to the front aspect and to the rear, a superb open plan kitchen dining room with recessed multi fuel burner, a comprehensively fitted kitchen having access onto the rear terrace and garden which enjoys sea and estuary views. There are also versatile cellar rooms with laundry/utility. Four bedrooms, a shower room and a bathroom complete the internal accommodation.
RESIDENTS PERMIT HOLDERS PARKING

Teignmouth is positioned on the lovely South Devon coastline, approximately 13 miles from the cathedral city and county town of Exeter. There is a fine promenade with sandy beaches, including a classic crescent of imposing Georgian buildings. There are boating opportunities on the estuary and the "back beach" has a selection of pubs and restaurants in a superb marine setting. The town has a wide variety of independent shops and cafes, along with several excellent public houses. There is a supermarket on the west side of the town, along with a recently opened theatre and bowling club close to the sea front. Teignmouth has several primary schools, along with a well-regarded secondary school/Community College, and Trinity School, being a private school offering both primary and secondary education. There is a mainline railway station offering a direct link to London Paddington. The junction to the A380 via the B3192 is just under 5-miles away, which can be used to access the A38 and the M5, offering an easy commute to Exeter and beyond.

Attractive arched brick-work and obscure glazed window and wooden entrance door into...

ENTRANCE VESTIBULE

Dado rail, picture rail. Door with stained glass into..

ENTRANCE HALLWAY

Dado rail, picture rail, radiator, stairs to upper floors, Quarry tiled flooring. Doorway through to the dining room. Under stairs recess with fitted shelving. Doors to...

SITTING ROOM/LOUNGE

uPVC double glazed sash window overlooking the front aspect, picture rail, engineered oak flooring, feature fireplace with inset coal





effect gas fire, radiator. Door leading through to the hub of the home being a spacious free flow ing kitchen/reception.

KITCHEN/RECEPTION ROOM

Continuation of quarry tiled flooring throughout. DINING AREA: Radiator, floor to ceiling recessed shelving, recessed multi-fuel burner with Welsh slate hearth. Open through to a BESPOKE FITTED KITCHEN with soft closing wood-fit cupboard and drawer base units under laminate rolled edge work surfaces, corner display shelving, Rangemaster range cooker with corresponding chimney style extractor over, space and plumbing for dishwasher, sliding shelf unit, one and a half bowl stainless steel Franke drainer sink unit with mixer tap over, tiled splash backs, corresponding eye level units, space for table and chairs, part vaulted ceiling with remote controlled Velux window with rain saver, further corresponding range of cupboards with sliding shelved units providing extensive storage, space for upright fridge freezer, uPVC double glazed window and door with outlook and giving access to the enclosed rear gardens with outlook over Teignmouth town and with far reaching sea views. Door to store cupboard with wall hung Baxi Duo-Tech gas boiler providing the domestic hot water supply and gas central heating throughout the property.

Stairs rising to the first floor.

From entrance hallway, stairs rising to....

FIRST FLOOR

Dog-leg landing, uPVC double glazed high level triangular window, picture rail, dado rail, door to airing cupboard with fitted shelving and radiator, doors to....

BATHROOM

Walls tiled to dado height, raised bath with mixer tap and shower attachment over, recessed shelving, uPVC double glazed window with south facing views across Teignmouth and out to sea, taking in the Ness, River Teign estuary, Shaldon and farmland beyond. Pedestal wash hand basin, WC, shaver socket, ladder style towel rail/radiator.

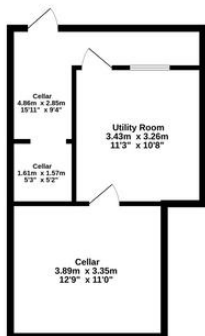
SHOWER ROOM

Fully tiled, shower cubicle with glazed door and screen, fitted shower, pedestal wash hand basin, shaver socket, recessed spotlighting, low level WC, obscure uPVC double glazed window, ladder style towel rail/radiator.

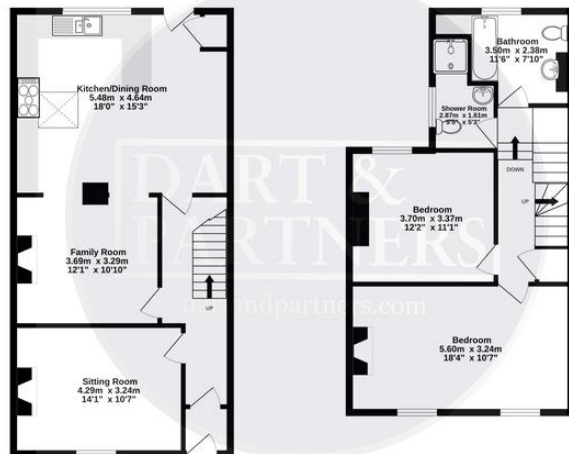
BEDROOM 1

A large double bedroom with two uPVC double glazed sash windows overlooking front aspect, engineered oak floor, two radiators, original cast iron fireplace.

Restricted Height Cellar
36.8 sq.m. (372 sq.ft.) approx.



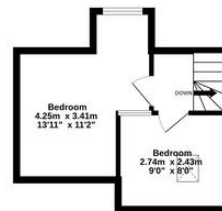
Ground Floor
59.6 sq.m. (641 sq.ft.) approx.



1st Floor
47.8 sq.m. (515 sq.ft.) approx.

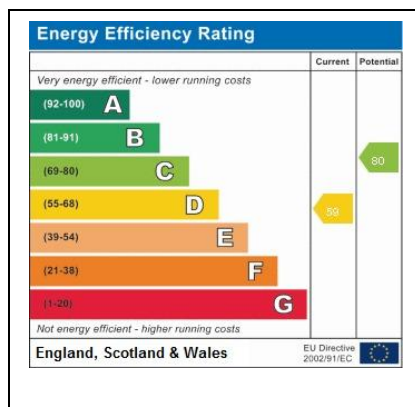


2nd Floor
20.8 sq.m. (224 sq.ft.) approx.



TOTAL FLOOR AREA : 162.7 sq.m. (1751 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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BEDROOM 2

Double bedroom with radiator, uPVC double glazed tilt & turn window with south facing views across Teignmouth and out to sea, engineered oak floor.

From landing, stairs rising to...

UPPER FLOOR

Doors to....

BEDROOM 3

Limited headroom in parts, radiator, hatches to eaves storage, uPVC double glazed window enjoying the aforementioned sea views and with outlook to the nearby River Teign estuary.

BEDROOM 4

Window to front aspect, radiator, limited headroom in parts.

OUTSIDE

The property is approached directly from Salisbury Terrace. To the rear, accessed via the kitchen, there is a bespoke fitted galvanised steel terrace with attractive balustrading enjoying the south facing views across Teignmouth and out to sea, heading inland over the River Teign estuary to Shaldon, Ringmore and rural Combeinteignhead. Steps down into an enclosed paved courtyard style garden with raised retained flower beds, Torbay palm. A gated access beneath the terrace to a kennel/enclosure, light, external water supply, door through to a **CELLAR** providing extensive storage with power, lighting, appliance spaces, space and plumbing for washing machine, door through to laundry/utility with radiator, Butler sink, space and plumbing for washing machine, further appliance spaces, range of cupboard and base units. Access through to large, dry, underhouse storage area with lighting.

MATERIAL INFORMATION - Subject to legal verification

Freehold

Council Tax Band C



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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