



- SEMI DETACHED HOUSE IN POPULAR RESIDENTIAL LOCATION
- IN CLOSE PROXIMITY TO TOWN, BEACH AND TRAIN STATION
- SITTING ROOM/LOUNGE
- KITCHEN, SEPARATE DINING ROOM
- THREE BEDROOMS, SHOWER ROOM
- SIDE PORCH/PASSAGEWAY
- USEFUL GARDEN ROOM/STORE
- FRONT AND REAR GARDENS

Higher Brimley Road, Teignmouth, TQ14 8JU

£265,000

Situated in a highly sought after residential location within close proximity to Teignmouth's town centre, seafront and beaches. This three bedroom semi-detached home benefits from a large terraced rear garden and the accommodation briefly comprises; sitting room/lounge, dining room, kitchen, three bedrooms and a shower room. To the rear, at garden level, there is a useful garden room/cellar/store. The gardens have been landscaped and to the rear are gently terraced.

**NO ONWARD CHAIN.**



## Property Description

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Canopied entrance with courtesy lighting to a uPVC obscure double glazed entrance door through to...

### ENTRANCE HALLWAY

Door to deep under stairs store/cloaks cupboard, radiator. Stairs rising to first floor. Doors to...

### SITTING ROOM/LOUNGE

uPVC double glazed window overlooking the front gardens and aspect, radiator, free standing fireplace with inset electric fire, sliding doors with squared arch through to...

### DINING ROOM

Also accessed via the entrance hallway.

uPVC double glazed window overlooking the rear aspect and gardens and with pleasant views over neighbouring properties. Wall mounted gas fire, recessed display shelving.

### KITCHEN

Accessed via a multi-paned door from the entrance hallway. Range of cupboard and drawer base units under laminate rolled edge work surfaces, one and a half bowl stainless steel drainer sink unit with mixer tap over, space for cooker, corresponding eye level units, fully tiled, uPVC double glazed window overlooking the rear gardens, further base and eye level units, space for upright fridge freezer.

uPVC obscure double glazed door through to...





#### **SIDE PASSAGEWAY/PORCH**

Obscure glazed windows, uPVC obscure double glazed doors at either end giving access to the front and rear of the property.

Stairs rising to the...

#### **FIRST FLOOR LANDING**

uPVC double glazed window to front aspect, hatch and access to loft space. Doors to...

#### **BEDROOM ONE**

uPVC double glazed window overlooking the front aspect, radiator.

#### **BEDROOM TWO**

uPVC double glazed window overlooking the rear aspect with open outlook, radiator, range of built in wardrobes with hanging rail and fitted shelving.

#### **BEDROOM THREE**

uPVC double glazed window to rear aspect with similar outlook to that of bedroom two, radiator.

#### **SHOWER ROOM**

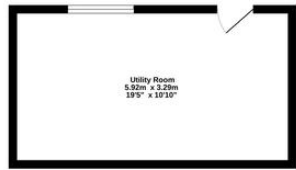
Modern fitted shower room, shower enclosure with glazed screen, fitted shower, drying area, wash hand basin set onto high gloss vanity unit, WC with concealed plumbing, fully tiled walls, uPVC obscure double glazed window, ladder style towel rail/radiator.

#### **OUTSIDE**

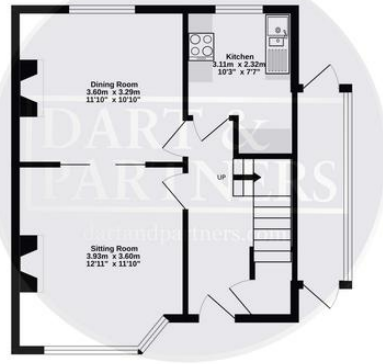
To the front of the property there is gated access. Steps descend alongside the front gardens which consist of a raised retained gravel bed with mature well stocked flower bed borders. The pathway extends to the side porch and the main entrance. To the rear of the property, accessed through the porch, is a terraced and enclosed rear garden with a south easterly aspect. Paved patio/terrace with attractive balustrading. Pathway leading to a level gravel bed and



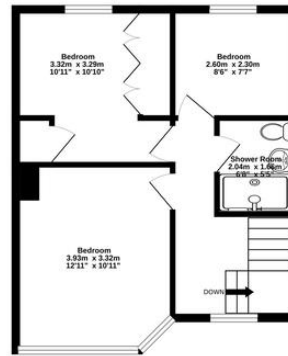
Lower Ground Floor  
19.5 sq.m. (210 sq.ft.) approx.



Ground Floor  
44.2 sq.m. (476 sq.ft.) approx.



1st Floor  
40.5 sq.m. (438 sq.ft.) approx.



**TOTAL FLOOR AREA : 104.2 sq.m. (1121 sq.ft.) approx.**

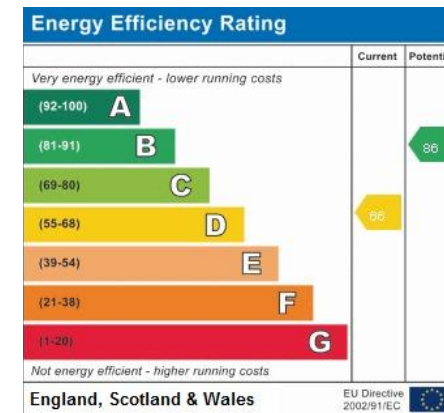
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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beyond this, a gently sloping lawn with mature trees, evergreens and palms. From the upper terrace there is an external water supply and a uPVC double glazed door through to a **UNDER HOUSE STORE/GARDEN ROOM** providing ample storage and an ideal space for a workshop. uPVC obscure double glazed windows, plumbing for washing machine, appliance spaces, wall hung Vaillant gas boiler providing the domestic hot water supply and gas central heating throughout the property.

MATERIAL INFORMATION - Subject to legal verification

Freehold  
Council Tax Band C



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