



80 Kingsway, Teignmouth, TQ14 9AR

£215,000 Freehold

Terraced Home • Stunning Estuary Views • Large Kitchen/Diner • Living Room With Wonderful Estuary View • Master Bedroom with Far Reaching Estuary Views • Family Bathroom • On Road Parking • Popular Residential Area • Close to Bus Service & Supermarket

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Stepping in to the entrance hall, stairs ascend to the first floor and a door leads through to the living room which has a feature fireplace and overlooks the front of the property taking in truly wonderful estuary views. Through a further door is the kitchen/diner. Fitted with a range of base and wall units, there is an integrated electric oven and gas hob and integrated fridge and freezer. There is plumbing and space for a washing machine and a window overlooks the rear. The dining area provides room for dining furniture and a glazed door opens to the rear garden.

Ascending the stairs, the landing is spacious and bright with access to the loft space and doors off to the bedrooms and bathroom.

The master bedroom overlooks the front and has tremendous estuary views with a further single bedroom enjoying the same views. Another double bedroom overlooks the rear.

The family bathroom comprises bath with shower over, low level WC and pedestal wash hand basin with an obscure glazed window to the rear.

The front of the property is approached by a path with steps with a gently sloping lawn.

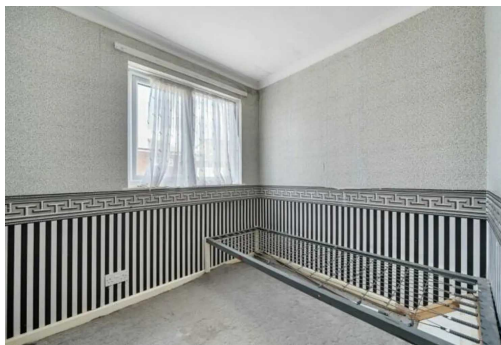
The rear garden is low maintenance with a paved area for plants and storage etc. Steps lead to a higher level shared area with washing lines and where there is also a built in storage shed belonging to the property.



TENURE: FREEHOLD

COUNCIL TAX BAND B - £1, 823.16 per year

EPC RATING - D



Measurements:

Living Room 12' 4" x 12' 7" (3.78m x 3.86m),

Kitchen 15' 8" x 9' 8" (4.81m x 2.99m),

Bedroom 12' 5" x 10' 5" (3.8m x 3.19m),

Bedroom 10' x 9' 8" (3.05m x 3.04m),

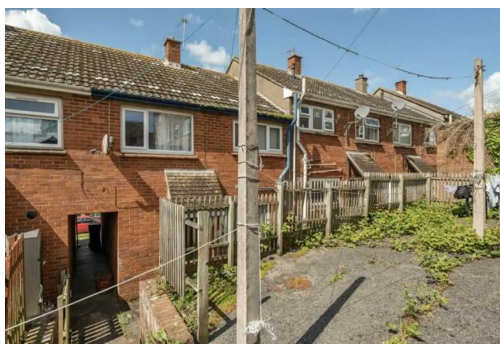
Bedroom 7' 2" x 7' 2" (2.2m x 2.2m),

Bathroom 7' 6" x 5' 3" (2.33m x 1.62m)



Terraced family home with stunning estuary views in a popular residential location.

In need of some updating, the accommodation offers living room, kitchen/diner, three bedrooms and a family bathroom.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C		64
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		

