



Alexandra Terrace, Teignmouth, TQ14 8HA

Guide £255,000

- IMMACULATELY PRESENTED FAMILY HOME IN POPULAR AND CONVENIENT LOCATION
- IN EXCELLENT ORDER THROUGHOUT WITH NEWLY FITTED KITCHEN AND BATHROOM
- SITTING ROOM/LOUNGE
- MODERN FITTED KITCHEN, DINING ROOM
- LEAN TO/BOOT ROOM, GROUND FLOOR CLOAKROOM
- THREE BEDROOMS (ONE WITH RIVER VIEWS)
- LUXURY BATHROOM
- LOW MAINTENANCE GARDEN

An immaculately presented terraced family home in a highly regarded residential location with convenient access to Teignmouth town centre, seafront, beaches and just a short walk from Teignmouth's mainline railway station. The property has undergone a comprehensive program of refurbishment and modernisation and is offered in excellent decorative order both internally and externally with newly fitted kitchen and bathroom. The tastefully decorated accommodation over two levels briefly comprises; sitting room/lounge, dining room, modern fitted kitchen, lean to/boot room, ground floor cloakroom. Three bedrooms and a luxury bathroom complete the internal accommodation which has a courtyard to the front and an enclosed low maintenance garden to the rear.



Property Description

Composite entrance door into...

ENTRANCE VESTIBULE

Multi-paned door through to...

ENTRANCE HALLWAY

Stairs to upper floor. Radiator, dado rail. Doors to...

SITTING ROOM/LOUNGE

Stripped wooden floorboards, uPVC double glazed bay window overlooking the front aspect, functional cast iron fireplace with wooden surround and mantle over and stone hearth, to either side of the chimney breast is a recessed log store and store cupboard with display shelving and further recessed shelving over. Picture rail, ceiling rose, radiator. Squared arch through to...

DINING ROOM

(Also accessed via the entrance hallway), uPVC double glazed window overlooking the rear aspect, radiator, inset cast iron fireplace with stone hearth, wooden mantle and surround, cupboards to either side of the chimney breast, picture rail, continuation of the stripped wooden flooring.

KITCHEN

Modern fitted kitchen with range of cupboard and drawer base units under wooden work surfaces with a ceramic Blanco drainer sink unit with antique style mixer tap, space and plumbing for washing machine and dishwasher, integrated twin ovens, ceramic five ring induction hob, chimney style extractor, wine cooler, attractive tiled splash backs, uPVC double glazed windows overlooking the rear courtyard, recessed spot lighting, wall mounted Worcester gas boiler providing the domestic hot water supply and gas central heating throughout the property, space for upright fridge freezer, radiator, door to useful under stairs store cupboard. Door through to...

LEAN TO/BOOT ROOM

Feature plywood wall and ceiling covering with corresponding





storage units and worktop, sliding door through to WC. Multi-paned window overlooking rear courtyard. Door to enclosed courtyard.

GROUND FLOOR WC

Low level WC, lighting, tiled flooring, obscure glazed door giving access to the rear courtyard.

Stairs rising to the first floor.

HALF LANDING

Dog leg half landing, radiator. Door through to...

LUXURY BATHROOM

Free standing ball and claw roll edge double ended bath with mixer tap and shower attachment, shower with glazed screen and dual function shower, drying area, pedestal wash hand basin, low level WC, part tiled walls, recessed spotlighting, fitted extractor, hatch and access to loft space, two uPVC double glazed windows, further obscure glazed window, two radiators/towel rails.



MAIN LANDING

Dado rail, hatch and access to main loft space, study area. Doors to...

BEDROOM

uPVC double glazed window to rear aspect overlooking the courtyard, radiator.

BEDROOM

uPVC double glazed bay window overlooking the front aspect with views into the nearby river Teign taking in Shaldon bridge and heading inland. Radiator, picture rail, fitted shelving. Victorian cast iron fireplace with tiled hearth.

BEDROOM

uPVC double glazed window to front aspect, radiator.

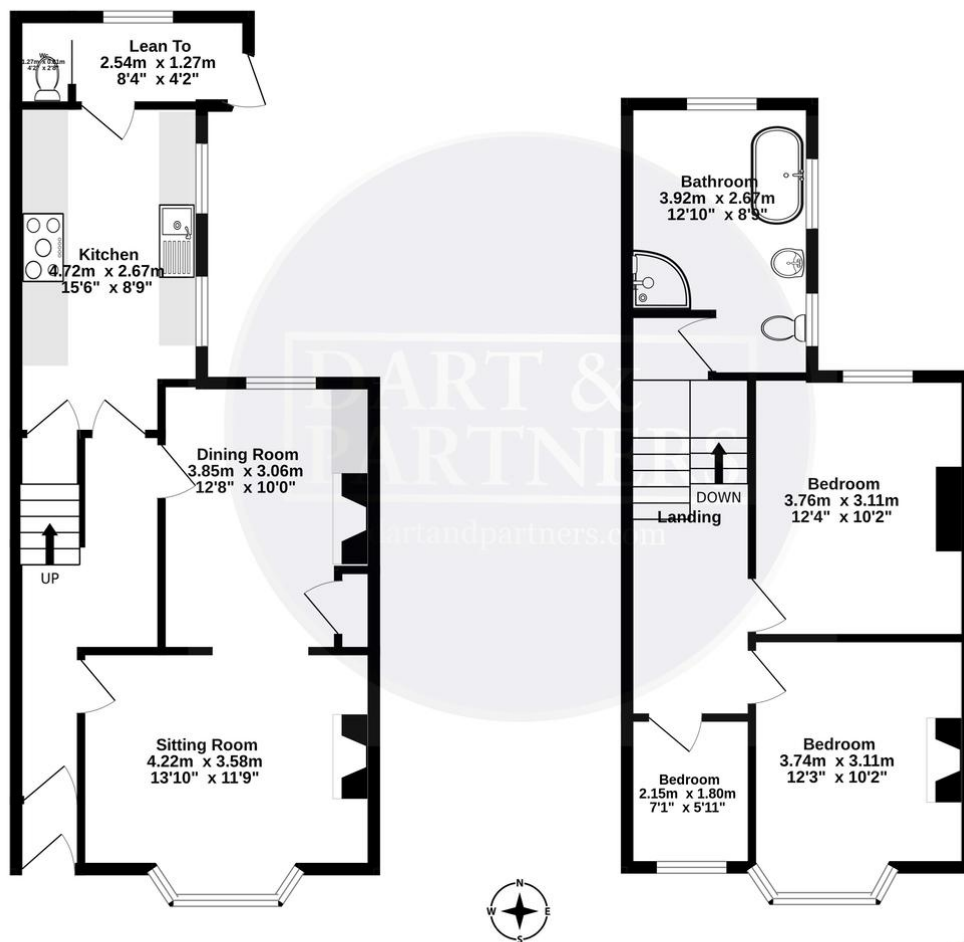
OUTSIDE

The front of the property is accessed through pillared and gated access to a paved enclosed courtyard style garden with



Ground Floor
50.4 sq.m. (542 sq.ft.) approx.

1st Floor
44.8 sq.m. (482 sq.ft.) approx.



TOTAL FLOOR AREA : 95.1 sq.m. (1024 sq.ft.) approx.

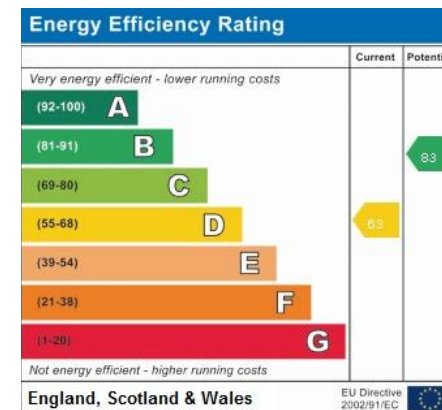
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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brick wall and slate bed. To the rear, accessed via the lean to/boot room, is an enclosed courtyard with timber garden shed, paved steps with courtesy lighting, external water and electric supply and stone chipped borders lead up to an attractive raised SUN DECK. From the sun deck is a paved patio/seating area, enclosed by raised retained well stocked flower beds with fitted bench/seating and courtesy lighting. The rear gardens have been designed with ease of maintenance in mind and provide an appealing outside entertaining area with gated access through a pedestrian pathway.

MATERIAL INFORMATION - Subject to legal verification

Freehold
Council Tax Band B



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