



- SEMI DETACHED FAMILY HOME
- SEA AND COASTAL VIEWS
- THREE BEDROOMS PLUS USEFUL ATTIC ROOM
- KITCHEN, SEPARATE DINING ROOM
- SITTING ROOM/LOUNGE
- GROUND FLOOR CLOAKROOM, FAMILY BATHROOM
- LARGE ENCLOSED REAR GARDEN
- OFF ROAD PARKING

Mill Lane, Teignmouth, TQ14 9BA

£270,000

A semi-detached family home having undergone a part renovation project. The property enjoys a large rear garden with south facing views into the river Teign estuary, across Teignmouth's back beach taking in the Ness and out to sea. Off road parking. The accommodation briefly comprises; sitting room/lounge, dining room, kitchen, cloakroom, three bedrooms, family bathroom and a useful attic room providing additional and versatile accommodation, currently divided into two rooms.



Property Description

Recessed entrance with courtesy lighting to an obscure uPVC double glazed entrance door into the...

ENTRANCE HALLWAY

Stairs rising to upper floor, radiator, uPVC obscure double glazed window. Doors to full height store cupboard with slatted shelving. Door to...

GROUND FLOOR CLOAKROOM

With automatic light, fitted extractor, low level WC, wash hand basin with tiled splash back.

Access to under stairs store cupboard housing wall mounted Baxi gas boiler providing the domestic hot water supply and gas central heating throughout the property, quarry tiled flooring.

SITTING ROOM/LOUNGE

uPVC double glazed window overlooking the front aspect and approach, two radiators, feature cast iron fireplace with functional fire, grate and slate hearth, recessed display shelving. Double sliding doors through to...

DINING ROOM

uPVC double glazed French patio doors with outlook and giving access to the rear gardens, radiator, archway through to kitchen.

KITCHEN

Range of cupboard and drawer base units under laminate rolled edge work surfaces incorporating a single drainer stainless steel sink unit with mixer tap over, plumbing for washing machine, further appliance space, fitted Rangemaster cooker with five ring gas hob, heating plate, double oven and grill, tiled splash backs, chimney style extractor over, corresponding eye level units, space for upright fridge freezer, uPVC double glazed window overlooking the rear gardens.





From the entrance hallway, stairs rise to the...

FIRST FLOOR LANDING

uPVC double glazed window to side aspect. Range of store cupboard with fitted shelving and feature block glazing. Doors to...

BEDROOM ONE

uPVC double glazed window to front aspect with distant rural views, radiator, range of fitted wardrobes, under stairs recess.

BEDROOM TWO

uPVC double glazed window overlooking the rear gardens with pleasant views extending from Haldon moor in a south easterly direction across Teignmouth and out to sea. Radiator, mirror fronted sliding doors to fitted wardrobes.

BEDROOM THREE

uPVC double glazed window to front aspect with similar view to bedroom one, radiator.

FAMILY BATHROOM

Two uPVC obscure double glazed windows, recessed spotlighting, radiator, WC, pedestal wash hand basin, bath with mixer tap and shower attachment over.

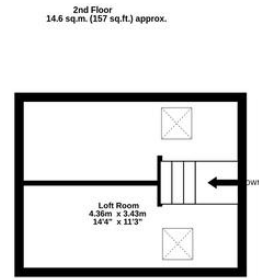
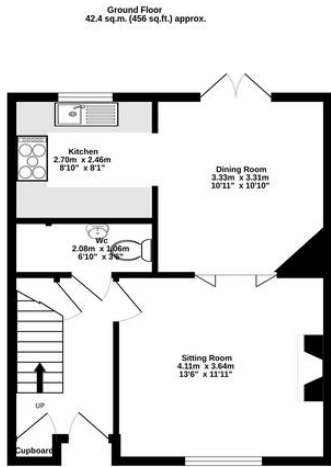
From the first floor landing, stairs rise to the...

ATTIC ROOM

A useful attic room offering versatile use with a dividing wall. Radiator, extensive eaves storage, two Velux style windows.

OUTSIDE

To the front of the property there is hardstanding providing **OFF ROAD PARKING** with brick borders. A pathway leads to the main entrance and divides the parking area from a level gravel bed which could provide additional off road parking. Gated access to a side pathway which leads to the rear gardens, which can also be accessed via the dining room. The rear gardens are a particular feature of the property being



TOTAL FLOOR AREA : 100.4 sq.m. (1080 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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fully enclosed, idea for those with small children and/or pets. Immediately accessed from the dining room is a large sun deck which enjoys the passage of the sun throughout the day. External power supply. Area of artificial grass. Raised decked seating area which enjoys superb views into the river Teign estuary taking in Teignmouth's back beach, the Ness and out to sea. From the deck there is access to a pathway leading through the main gardens which consists of areas of level lawn, ornamental garden pond, timber summerhouse/store, and pergola. A short flight of steps leads down through raised retained flower beds to a lower level lawn with natural and gravel bed borders which leads to a detached aluminium garden shed with power and lighting.

MATERIAL INFORMATION - Subject to legal verification

Freehold
Council Tax Band B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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