



Step inside this beautifully presented three-bedroom terraced house. Benefiting from stunning estuary views and within close proximity to amenities. There are three double bedrooms, a large downstairs living space and a rear garden providing the perfect space for the family.

74 Kingsway | Teignmouth | TQ14 9AR





PROPERTY TYPE

Mid Terraced House



SIZE

1014 SQ Ft



LOCATION

Devon



AGE

1950s, 1960s and 1970s



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Central Heating



PARKING

On Road Parking



OUTSIDE SPACE

Garden



EPC RATING

D 64



COUNCIL TAX BAND

B



in a nutshell...

- Stunning Views
- Well Presented Throughout
- Walking Distance to Local Primary School
- Close to Public Transport Links
- Three Double Bedrooms
- Large Kitchen/Diner
- Spacious Lounge
- Utility Area
- Front and Rear Gardens





the details...

THE PROPERTY

Check out this fabulous, terraced, family home, with three bedrooms, a front terrace, and an enclosed rear garden, with wonderful estuary views, in the popular seaside town of Teignmouth.

Inside, it is beautifully presented with stylish decor throughout, and it feels warm and welcoming with gas central heating and double-glazing.

The accommodation briefly comprises, on the ground floor, an entrance porch with plenty of space for the storage of coats and shoes, a spacious living room filled with light from a wide window to the front from where there is a view of the Teign Estuary, a staircase rising to the first floor with a storage area beneath, and a fireplace is fitted with a living-flame gas fire, making a wonderful focal point for the room, and a generously sized kitchen/dining room that has plenty of room for a dining table and seating, ideal for any occasion, and a modern fitted kitchen with loads of worktop and cupboard space, a range cooker, an integrated dishwasher, and a cupboard containing the gas combi-boiler that provides the central heating and hot water on demand, open-plan to a utility room that has a door to the rear garden, more worktop and fitted units, floor space for an upright fridge/freezer, and space with plumbing for a washing machine.

Upstairs, there are three light and airy bedrooms, all with built-in wardrobes, two doubles, and a large single, the front bedrooms with a fabulous estuary view, and completing the accommodation, a tiled family bathroom containing a P-bath with a shower over, a pedestal basin, a WC, and a chrome heated towel rail.

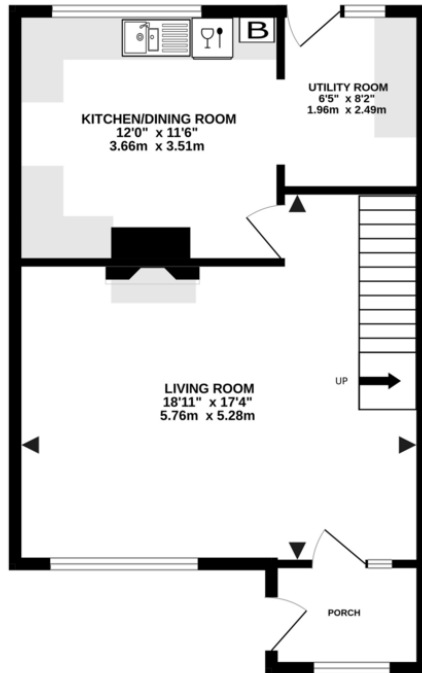
Outside, at the rear is a low-maintenance, landscaped garden with an artificial lawn, a paved patio, and walled beds well-stocked with plants and shrubs, and a palm tree, creating a wonderful outside space for a barbecue or drinks with family and friends. There is a timber shed, an outside tap for convenience, and steps at the rear leading up to a gate providing alternative access.

At the front is a paved terrace with views over the estuary and countryside beyond, and a handy bin store.

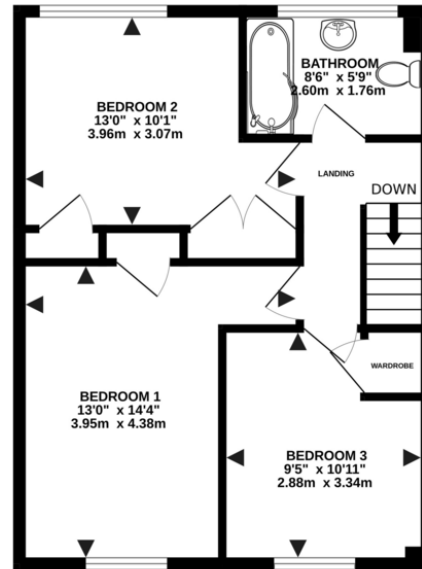


the floorplan...

GROUND FLOOR
521 sq.ft. (48.4 sq.m.) approx.



1ST FLOOR
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA: 1014 sq.ft. (94.2 sq.m.) approx.

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the location...

Teignmouth has a great deal to offer, not least its superb sandy beach, award winning children's play area and the nearby golf courses. Water sport activities are well catered with two sailing clubs, deep water moorings and a diving school. This picturesque town has a Victorian Pier and new theatre and a wide selection of bars and restaurants, and well-known shops and supermarkets including Lidl and Morrisons. It also benefits from easy access to the A380, and the mainline railway station at Teignmouth and the International Airport at Exeter convenient facilities.

Shopping

Supermarket: 0.6 miles

Tesco Express: 0.4 miles

Town Centre: 1.1 miles

Relaxing

Teignmouth Golf Club: 1.5 miles

Teignmouth Beach: 1.2 miles

Teignmouth Play Park: 1.3 miles

Travel

Local Bus Stop: 0.1 mile

Train Station: 1.0 mile

Exeter Airport: 16.9 miles

Schools

Primary School: 0.4 miles

Secondary School: 0.9 miles

Independent School: 1.5 miles

Please check Google maps for exact distances and travel times.

Property postcode: TQ14 9AR

how to get there...

From our office in Wellington Street, follow the road on Orchard Gardens and take a left at the roundabout. Continue along Exeter Road, past Tesco Express and through the first set of traffic Lights. Take a right onto Inverteign Drive and then an immediate left onto Kingsway. The property can be located on the right-hand side.





Need a more complete picture? Get in touch with your local branch...

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