



- TERRACED FAMILY HOME IN POPULAR RESIDENTIAL LOCATION
- CLOSE TO THE COOMBE VALLEY NATURE RESERVE
- CONVENIENTLY LOCATED FOR ACCESS TO SCHOOLS
- SITTING ROOM/LOUNGE, SEPARATE DINING ROOM
- MODERN FITTED KITCHEN
- THREE BEDROOMS
- FAMILY BATHROOM, EN-SUITE SHOWER ROOM
- FRONT AND REAR GARDENS, RURAL VIEWS
- NO ONWARD CHAIN

Coombe Vale Road, Teignmouth, TQ14 9ER

£225,000

Opportunity to acquire a 1920's terraced family home situated in a popular residential location just a short walk from the Coombe Valley nature reserve and within walking distance of both primary and secondary schools. The property briefly comprises; sitting room/lounge, separate dining room, modern fitted kitchen. On the first floor there are three bedrooms with an en-suite to the main bedroom and a family bathroom completes the internal accommodation. There are front and rear garden, the rear garden being terraced and enjoying far reaching rural views. The property is offered with **NO ONWARD CHAIN** has gas central heating and is predominantly double glazed.



Property Description

Wooden entrance door with oval obscure glazed window into...

ENTRANCE HALLWAY

Stripped wooden floorboards, radiator, dado rail, picture rail. Door to useful under stairs store cupboard. Stairs rising to first floor. Doors to...

SITTING ROOM/LOUNGE

Continuation of wooden floorboards, uPVC double glazed squared bay window overlooking the front aspect, radiator, picture rail, cast iron fireplace with wooden surround and mantle over, recessed shelving.

DINING ROOM

Stripped wooden floorboards, uPVC double glazed French patio doors with outlook and giving access to the rear gardens. Picture rail, fireplace with wooden surround and mantle over with inset gas fire. Doors to original cupboards.

KITCHEN

Range of cupboard and drawer base units under laminate rolled edge work surfaces, ceramic hob with attractive mosaic style splash back, chimney style extractor hood, corner carousel unit, one and a half bowl stainless steel sink unit with mixer tap over, integrated dishwasher, space and plumbing for washing machine, further under counter appliance space, space for upright fridge freezer, corresponding eye level unit, recessed spotlighting, cupboard housing Baxi gas boiler providing the domestic hot water supply and gas central heating throughout the property, larder style unit with sliding shelving, integrated double oven and microwave, dual aspect with uPVC double glazed windows overlooking the side and rear aspect into the gardens, quarry tiled flooring.

Stairs rise to the...





FIRST FLOOR LANDING

Hatch and access to loft space. Opportunity to extend into the roof space subject to the necessary planning consent and building regulations. Others along the terrace have extended in this way. Dado rail. Door to...

BEDROOM ONE

uPVC double glazed window overlooking the enclosed rear gardens, radiator, feature fireplace, picture rail. Door to...

EN-SUITE SHOWER ROOM

Tiled corner shower cubicle, glazed sliding door and screen, fitted shower, ladder style towel rail/radiator, low level WC, corner wall hung wash hand basin, fitted mirror, fitted extractor.

BEDROOM TWO

uPVC double glazed window overlooking the front aspect, radiator, picture rail, feature fireplace.

BEDROOM THREE

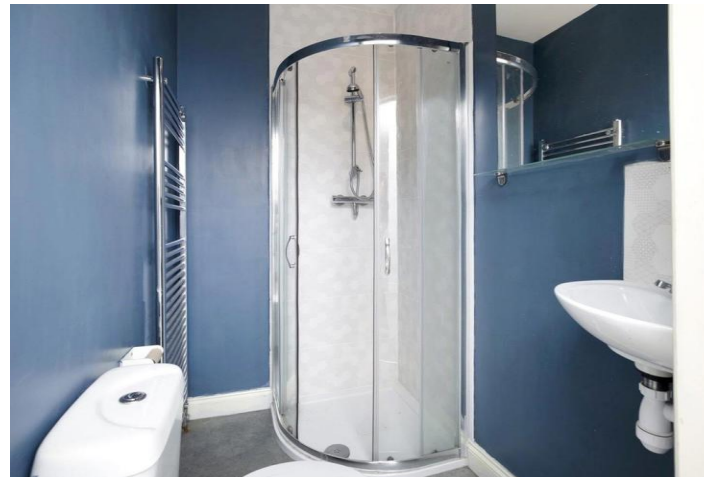
uPVC double glazed window overlooking the front aspect, radiator, picture rail.

FAMILY BATHROOM

Bath with mixer tap and shower attachment over, glazed shower screen, pedestal wash hand basin, low level WC, part tiled walls with metro style tiling, uPVC obscure double glazed window, ladder style towel rail/radiator.

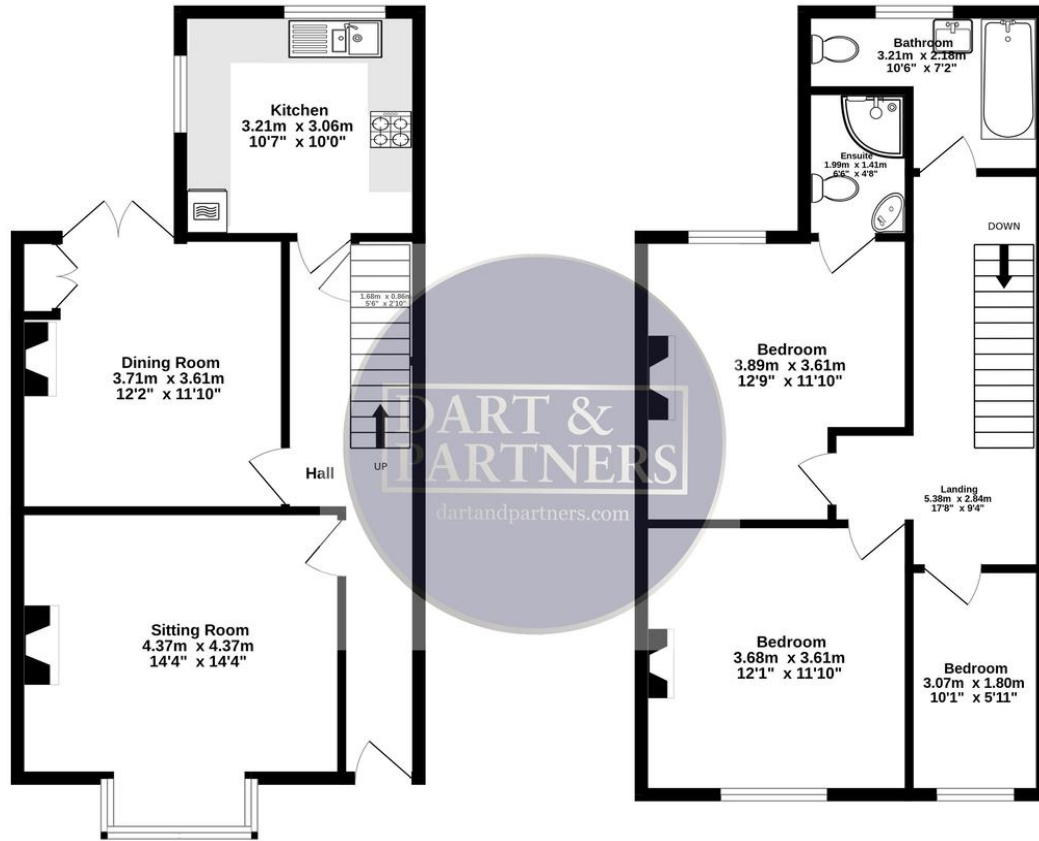
OUTSIDE

To the front of the property there is pillared and gated access with steps rising through the sloped front gardens to a paved patio/terrace with views over neighbouring properties towards Haldon moor and leading to the main entrance. To the rear of the property, accessed via the dining room, is a tiered garden. External light and water supply. Raised retained flower beds with steps rising to



Ground Floor
50.0 sq.m. (539 sq.ft.) approx.

1st Floor
50.0 sq.m. (539 sq.ft.) approx.



TOTAL FLOOR AREA : 100.1 sq.m. (1077 sq.ft.) approx.

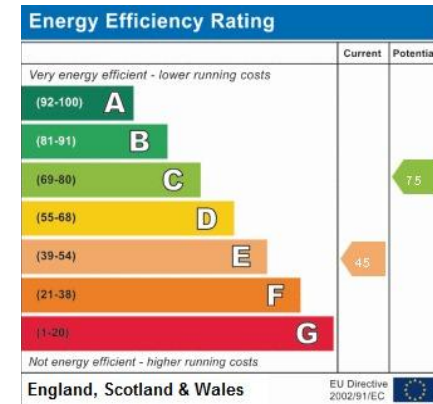
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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two gravelled terraces enjoying views over the nearby Coombe Valley nature reserve to Haldon moor. Gated access to an additional area of wild garden with raised timber deck.

MATERIAL INFORMATION - Subject to legal verification

Freehold
Council Tax Band B



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