



- NEAR BEACHSIDE PERIOD PROPERTY
- CLOSE TO THE RIVER BEACH AND WITH LEVEL ACCESS TO ALL AMENITIES
- RECEPTION AREA
- KITCHEN
- WELL PROPORTIONED BEDROOM WITH SHOWER CUBICLE
- WC, COURTYARD TO REAR
- A FANTASTIC HOLIDAY LET/SECOND HOME
- NO ONWARD CHAIN

Northumberland Place, Teignmouth, TQ14 8DE

Guide Price £135,000

Windy Wings is a near beachside period property with level access to all local amenities, with character and charm. Available to the market for the first time in many years. Quite literally a stone's throw from Teignmouth estuary beach and fish quay. The property briefly comprises; reception area, kitchen, well proportioned bedroom with shower cubicle, WC, courtyard. The property would make an ideal holiday let/second home.



Property Description

uPVC double glazed entrance door with inset obscure double glazing into...

ENTRANCE HALL

Exposed stone and timber-work. Open through to...

RECEPTION AREA

uPVC double glazed window overlooking the courtyard, attractive exposed brick/stone-work, feature fireplace with fitted gas fire. Door to useful store cupboard. Further door to additional storage with fitted shelving. Window with tiled sill.

KITCHEN

Base units under laminate counter tops, single drainer sink unit, smoked glazed sash window, space for cooker, corresponding eye level units.

BEDROOM

Exposed brick-work, original wooden shutters, multi-paned sash window. Shower cubicle with glazed door/screen, fitted Mira shower, extractor fan.

Deep floor to ceiling store cupboards with fitted shelving.

From the reception, door to covered passage. Door to WC. Access to courtyard.

WC

WC, obscure glazed window.

OUTSIDE

Fully enclosed courtyard.





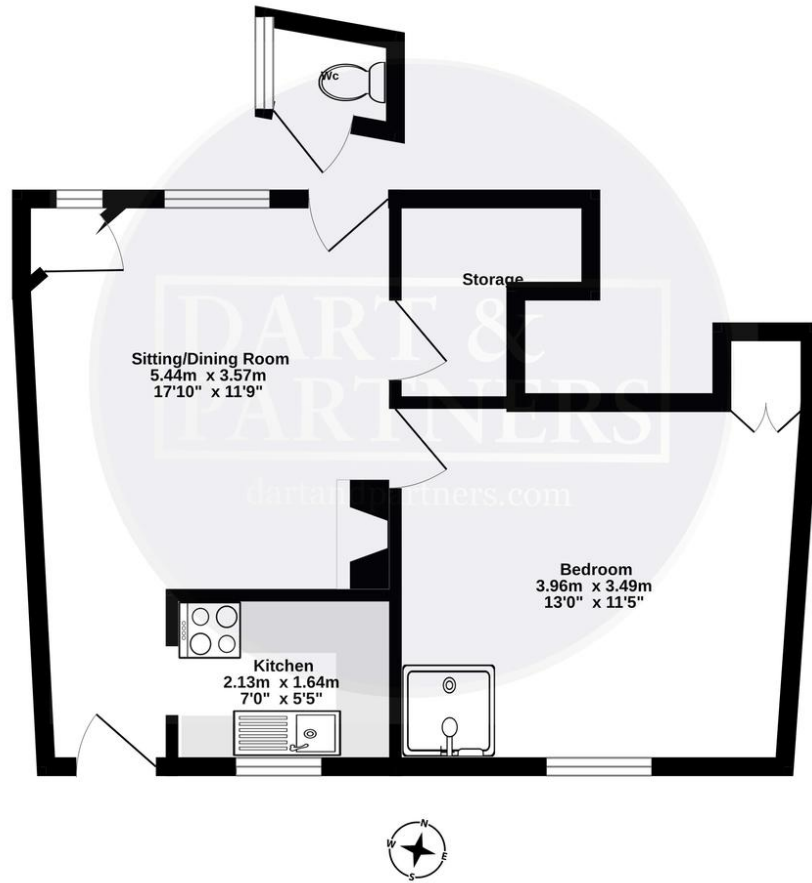
MATERIAL INFORMATION - Subject to legal verification

Freehold

Council Tax Band A

AGENTS NOTE: The property is only suitable for cash buyers and is not mortgageable.

Ground Floor
36.3 sq.m. (391 sq.ft.) approx.



TOTAL FLOOR AREA : 36.3 sq.m. (391 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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