



- WELL PRESENTED TERRACED FAMILY HOME
- ACCOMMODATION OVER THREE LEVELS
- CONVENIENTLY LOCATED FOR ACCESS TO TOWN, BEACH AND RAILWAY STATION
- FREE FLOWING LOUNGE DINING ROOM
- MODERN FITTED KITCHEN AND SHOWER ROOM
- THREE BEDROOMS PLUS LOFT ROOM AND STUDY/OFFICE
- ENCLOSED SIDE AND REAR GARDEN WITH SUN TERRACE
- UPVC DOUBLE GLAZING, GAS CENTRAL HEATING

Alexandra Terrace, Teignmouth, TQ14 8HA

£260,000

A well presented characterful family home situated with convenient access to Teignmouth town centre, seafront and beaches and equidistant to Teignmouth's mainline railway station and Shaldon. With tastefully decorated accommodation over three levels, briefly comprising; free flowing sitting room/lounge/dining room, modern fitted kitchen, office/study, three bedrooms, modern fitted shower room, loft room, enclosed side and rear garden with sun terrace and garden shed, gas central heating, uPVC double glazing.



Property Description

uPVC obscure double glazed entrance door into...

ENTRANCE VESTIBULE

Dado rail, obscure multi-paned door through to...

ENTRANCE HALLWAY

Continuation of dado rail, recessed spotlighting, radiator. Stairs rising to the upper floor. Doors to...

FREE FLOWING RECEPTION AREA

SITTING ROOM/LOUNGE: uPVC double glazed bay window overlooking the front aspect, radiator, stripped wooden floorboards, recessed display shelving. fireplace with inset multi-fuel burner, tiled hearth, wooden surround and mantle over. Feature arch dividing the sitting room/lounge and dining room.

DINING ROOM: Continuation of stripped wooden flooring, radiator, uPVC double glazed window overlooking the side garden, recessed shelving, recessed spotlighting, feature fireplace.

KITCHEN

Modern fitted kitchen with a range of corresponding cupboard and drawer base units under laminate rolled edge work surfaces with attractive tiled splash backs, single drainer stainless steel sink unit with mixer tap over, under counter appliance spaces, plumbing for washing machine and dishwasher, corresponding eye level units with under counter lighting, fitted extractor hood, four ring gas hob, space for upright fridge freezer, integrated electric double oven, cupboard housing wall hung Glow Worm gas boiler providing the domestic hot water supply and gas central heating throughout the property, radiator, two uPVC double glazed windows, recessed spotlighting, uPVC double glazed door with outlook and giving access to the side garden. Useful under stairs storage recess. Multi-paned obscure glazed door through to...





OFFICE/STUDY

Ample power points, telephone point, fitted desktop shelving, obscure uPVC double glazed window.

Stairs rising to...

SPLIT LEVEL LANDING

Recessed spotlighting, dado rail. Under stairs store cupboard. Doors to...

BEDROOM

uPVC double glazed bay window and further uPVC double glazed window overlooking the front aspect, radiator, fitted shelving and hanging rails to either side of the chimney breast.



BEDROOM

uPVC double glazed window overlooking the rear aspect and gardens, radiator.

MODERN FITTED SHOWER ROOM

Fully tiled walls, uPVC obscure double glazed window, recessed spotlighting, ladder style towel rail/radiator, low level WC, shower enclosure with fitted shower and glazed screen, wash hand basin set into vanity unit, wall lighting, mirror fronted medicine cabinet.

BEDROOM

Hatch and access to loft space. Radiator, uPVC double glazed door with outlook and giving access onto the rear gardens.

(Currently used as a studio with a range of base and eye level units, fitted shelving and a wash hand basin with mixer tap and tiled surround.)

Stairs up to the...

LOFT ROOM

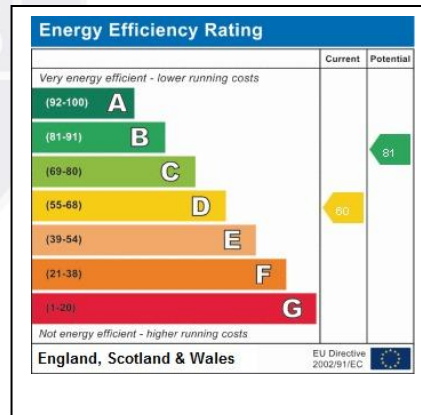
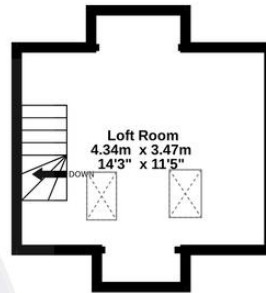
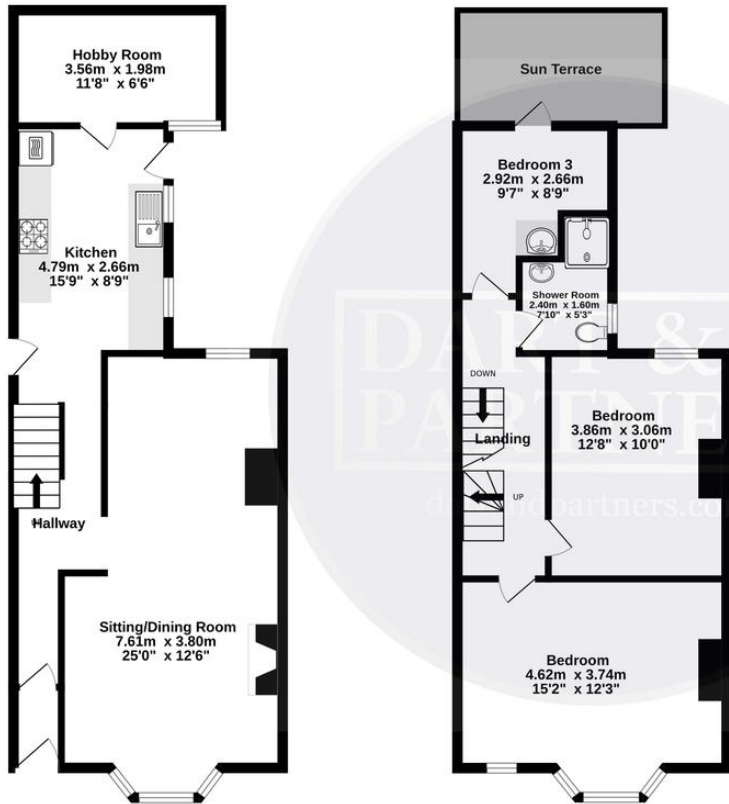
Two skylights, recessed spotlighting, access to eaves storage.



Ground Floor
49.8 sq.m. (538 sq.ft.) approx.

1st Floor
43.1 sq.m. (464 sq.ft.) approx.

2nd Floor
17.0 sq.m. (184 sq.ft.) approx.



TOTAL FLOOR AREA : 110.0 sq.m. (1184 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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OUTSIDE

Pillared and gated access to the main entrance door through a small south facing gravel front garden. Electric point and water supply. To the rear is an attractive and enclosed Mediterranean style garden. Immediately from bedroom three is a sun deck with external power supply and external lighting. This leads to a paved patio/seating area with steps down to the side garden. Well established gravel bed and attractive block-work steps. Path leading to a raised sun terrace with timber balustrading enjoying the passage of the sun throughout the day. Gated access to a pedestrian pathway to the rear. Covered storage area with external power supply. Timber garden shed with power and light. Side garden, accessed via the kitchen, which has been designed with ease of maintenance in mind with stone chippings and central paving. External water supply. Storm porch and courtesy lighting.

MATERIAL INFORMATION - Subject to legal verification
Freehold
Council Tax Band B



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