



- SEMI DETACHED FAMILY HOME IN QUIET CUL DE SAC
- SITUATED CLOSE TO FROBISHER WOODS AND COOMBE VALLEY NATURE RESERVE
- CONVENIENT FOR ACCESS TO SCHOOLS AND COMMUTER LINKS
- RECEPTION ROOM, MODERN FITTED KITCHEN DINING ROOM
- CONSERVATORY/GARDEN ROOM
- THREE BEDROOMS WITH ONE EN-SUITE
- FAMILY BATHROOM, GROUND FLOOR WC
- FRONT AND REAR GARDEN, PARKING AND GARAGE

Chichester Close, Teignmouth, TQ14 9FE

Guide Price £335,000

An appealing semi-detached family home in a highly regarded and sought after residential location in a quiet private cul de sac, conveniently located for access to both primary and secondary schools and with good commuter links in and out of Teignmouth. Situated close to Frobisher Woods and Coombe Valley nature reserve. The family home is offered in show home condition and is tastefully decorated throughout with front and rear gardens, off road parking and garage. The property itself has immaculately presented accommodation briefly comprising; reception room, modern fitted kitchen dining room, conservatory/garden room, three bedrooms, modern en-suite shower room and family bathroom, ground floor cloakroom, three bedrooms, front and rear gardens, parking and garage.



## Property Description

Canopied entrance with courtesy lighting to an entrance door with inset obscure double glazed window into...

### ENTRANCE HALL

Radiator. Doors to...

### CLOAKROOM WC

Low level WC, pedestal wash hand basin with tiled splash back, radiator, uPVC obscure double glazed window with tiled sill, fitted extractor.

### MAIN RECEPTION ROOM

uPVC double glazed window overlooking the front gardens and approach, two radiators, wall hung feature electric fireplace. Stairs with attractive balustrading leading to the first floor landing. Door through to...

### KITCHEN/DINING ROOM

Modern recently renovated fitted **KITCHEN** with range of cupboard and drawer base units under laminate rolled edge work surfaces with corresponding splash backs, integrated fridge and freezer, brushed chrome electric double oven, four ring gas hob with chimney style extractor and splash back, one and a half bowl stainless steel drainer sink unit with mixer tap over, integrated washing machine and dishwasher, corresponding eye level units, uPVC double glazed window overlooking the enclosed rear gardens. **DINING AREA** with radiator, space for table and chairs, uPVC double glazed windows and door giving access to the conservatory/garden room. Door to deep under stairs store cupboard.

### CONSERVATORY

Of brick and uPVC construction, uPVC double glazed windows and uPVC double glazed sliding patio doors with outlook and access onto the patio and gardens. Radiator.

From the reception, stairs rising to...

### FIRST FLOOR LANDING

Hatch and access to loft space, pull down loft ladder. Door to





linen cupboard with factory lagged hot water cylinder, wall hung Glow Worm gas boiler providing the domestic hot water supply and gas central heating throughout the property.

#### BEDROOM

uPVC double glazed window with pleasant outlook over the front aspect, across neighbouring properties with far reaching sea views and views into the river Teign estuary, Shaldon, Ringmore and open farmland beyond. Radiator. Door to...

#### EN-SUITE SHOWER ROOM

Tiled shower cubicle with sliding glazed door and screen, fitted shower, low level WC, pedestal wash hand basin, ladder style towel rail/radiator, shaver socket, fitted extractor, uPVC obscure double glazed window with tiled sill.



#### BEDROOM

uPVC double glazed window to rear aspect, radiator.

#### BEDROOM

uPVC double glazed window overlooking the rear gardens, radiator.

#### FAMILY BATHROOM

Bath with tiled surround, pedestal wash hand basin with tiled splash back, shaver socket, low level WC, ladder style towel rail/radiator, fitted extractor, fitted mirror with inset spotlighting above.

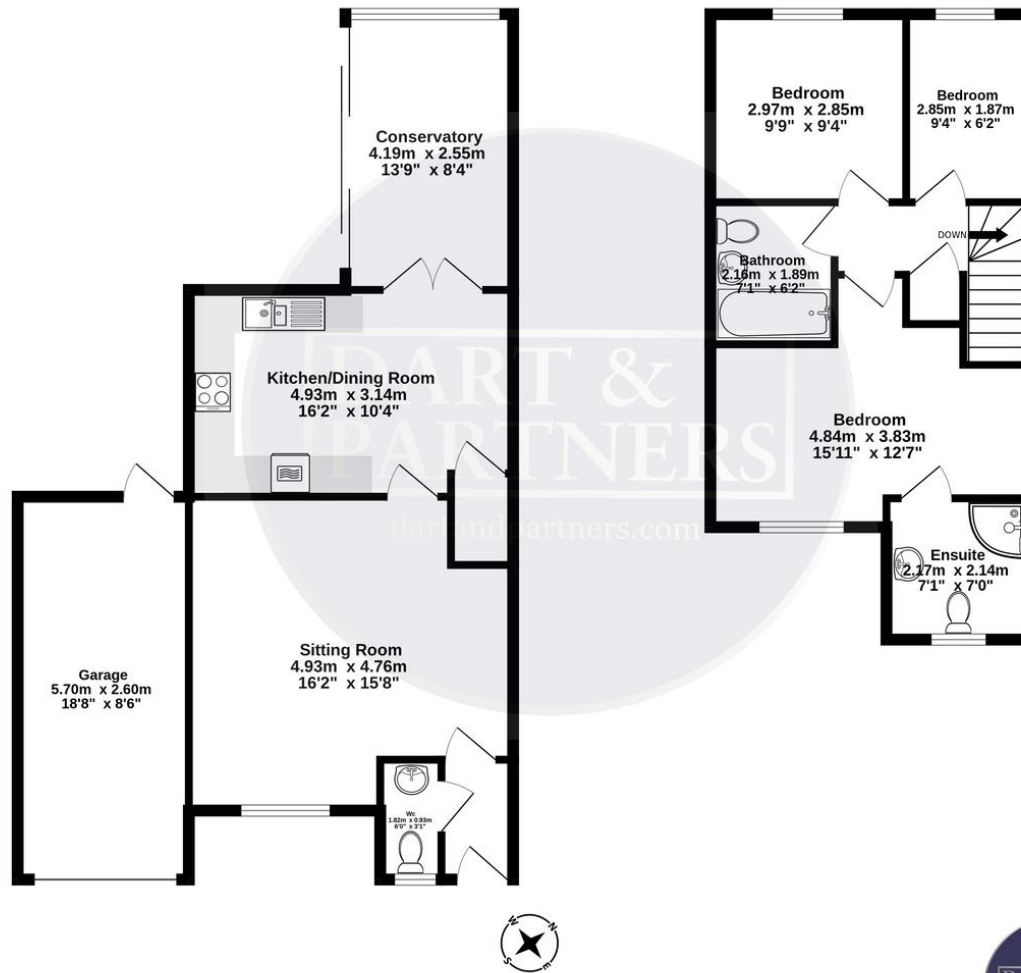


#### OUTSIDE

To the front of the property is an enclosed south facing front garden with artificial grass and a paved pathway leading to the main entrance with external power supply and courtesy lighting. Tarmac driveway providing **OFF ROAD PARKING** and leading to an **ATTACHED GARAGE**. To the rear there is a fully enclosed low maintenance garden, accessed through the conservatory/garden room. Paved patio/seating area. Level area with artificial grass, mature tree and Torbay palm. External water supply. Paved path to a lower gravel bed and further area of artificial lawn. The pathway continues to the garage. The rear garden enjoys the afternoon and evening sun.

Ground Floor  
66.8 sq.m. (719 sq.ft.) approx.

1st Floor  
41.4 sq.m. (446 sq.ft.) approx.



TOTAL FLOOR AREA : 108.2 sq.m. (1165 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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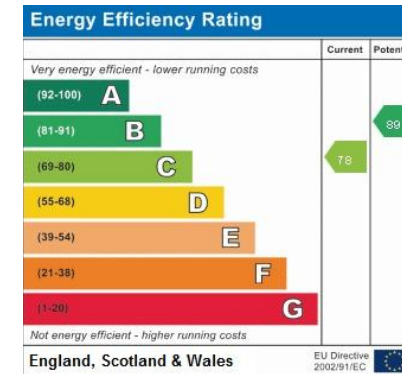
## GARAGE

With metal up and over door, power and lighting. Overhead apex storage area.

MATERIAL INFORMATION - Subject to legal verification

Freehold  
Council Tax Band C

AGENTS NOTE: There is also a yearly maintenance charge of around £230 for the upkeep of the surrounding area directly in front of the house & estate.



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