



- WELL PRESENTED PROPERTY WITH SEA, RIVER AND RURAL VIEWS
- EXTENDED ACCOMMODATION WITH SITTING ROOM/LOUNGE AND GARDEN/FAMILY ROOM
- WELL APPOINTED KITCHEN DINING ROOM
- TWO BEDROOMS ENJOYING LOVELY VIEWS
- FAMILY BATHROOM
- PLANNING PERMISSION APPROVAED FOR FIRST FLOOR EXTENSION
- LAWNED FRONT GARDEN AND ENCLOSED REAR GARDENS
- UPVC DOUBLE GLAZING, GAS CENTRAL HEATING

Kingsway, Teignmouth, TQ14 9AQ

OIEO £215,000

A well presented property accessed over a quiet pedestrian walkway with front and rear gardens. Situated in a popular residential location with convenient access to Shaldon, Teignmouth town centre, seafront and beaches, and with good commuter links in and out of Teignmouth. The internal accommodation, which has been extended, briefly comprises; a free flowing sitting room/lounge, garden room and reception with wood burner, a well appointed kitchen dining room, two bedrooms and family bathroom. Views into the nearby river Teign estuary, Shaldon, Ringmore, the Ness, out to sea and over open farmland. There is planning permission approved to build a first floor extension above the existing ground floor extension. Parking options nearby.



Property Description

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Parking options nearby.

Canopied entrance with courtesy lighting to a uPVC obscure double glazed entrance door and corresponding side panel giving access to...

OPEN PLAN MODERN FITTED KITCHEN/DINING ROOM

Range of cupboard and drawer base units under laminate rolled edge work surfaces with tiled splash backs, space and plumbing for washing machine and dishwasher, integrated brushed chrome electric oven and four ring gas hob with matching splash back and chimney style extractor over, additional under counter appliance space, space for upright fridge freezer, corresponding eye level units, exposed wooden beam, ceramic one and a half bowl drainer sink unit with mixer tap over, recessed spotlighting, uPVC double glazed window overlooking the front gardens and approach. Radiator. Door and hatch giving access to useful under stairs storage. Door to larder/boiler room with fitted shelving, wall hung Vaillant gas boiler providing the domestic hot water supply and gas central heating throughout the property. Additional appliance space. uPVC double glazed window and door with outlook and giving access onto the enclosed rear gardens with pleasant rural views. Space for table and chairs. Stairs rising to the first floor. Multi-paned door through to...





SITTING ROOM/LOUNGE

uPVC double glazed windows and French patio doors with outlook and giving access onto the front gardens. Radiator, recessed spotlighting, tiled fire surround with wooden mantle over, recessed log burner. Squared arch through to...

GARDEN ROOM/EXTENSION TO THE LOUNGE

With uPVC double glazed windows, uPVC French patio doors with outlook and giving access onto the rear gardens with views enjoyed into the nearby river Teign estuary, Shaldon and open farmland beyond. Radiator.

Stairs rising to the...



FIRST FLOOR LANDING

Dado rail, hatch and access to loft space, wooden display shelving, high level storage over the stairs, uPVC double glazed window with appealing views into the river Teign estuary across Ringmore, Shaldon and the rolling hills beyond taking in the Ness and out to sea. Door to...

BEDROOM ONE

Dual aspect with uPVC double glazed windows to front and rear aspect enjoying the aforementioned river, rural and sea views. Radiator. Door to built in wardrobe with hanging rail and fitted shelving. Recessed spotlighting.

BEDROOM TWO

uPVC double glazed window overlooking the front aspect, radiator. Door to built in wardrobe with hanging rail and fitted shelving.

FAMILY BATHROOM

Suite comprising bath with mixer tap and shower attachment, fitted Mira Sprint shower, low level WC, wash hand basin set into vanity unit, radiator, fully tiled walls, uPVC obscure double glazed window, recessed spotlighting.

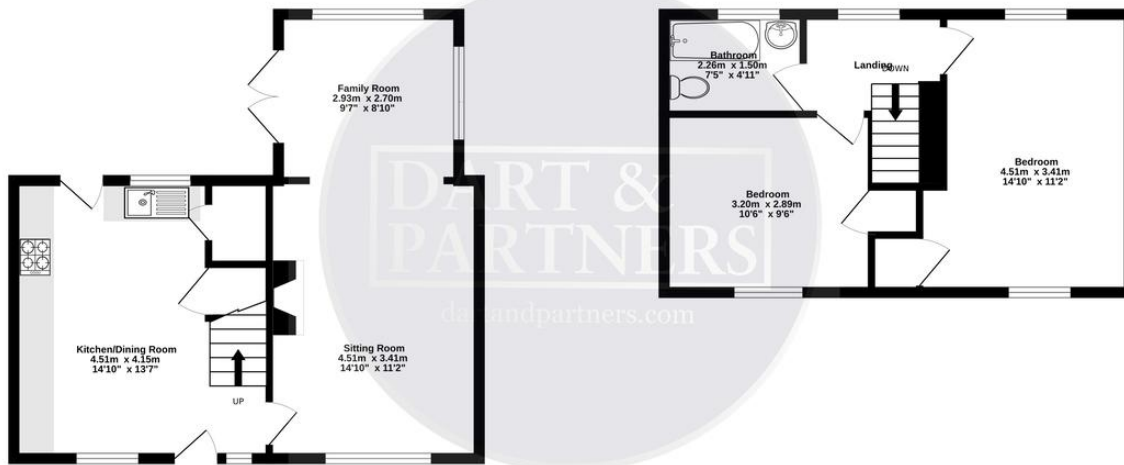
OUTSIDE

The front of the property is accessed over a pedestrian pathway with gated access to a level front lawn with a path



Ground Floor
41.4 sq.m. (445 sq.ft.) approx.

1st Floor
33.5 sq.m. (361 sq.ft.) approx.



TOTAL FLOOR AREA : 74.9 sq.m. (806 sq.ft.) approx.

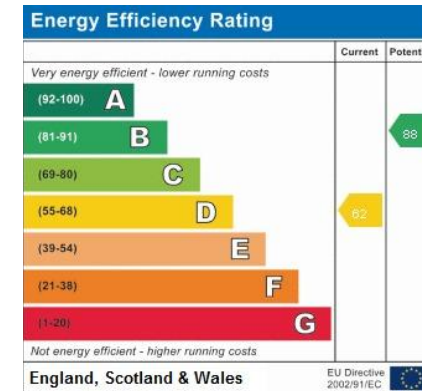
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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leading to the main entrance and patio/seating area. To the rear of the property, accessed from the garden/reception and the kitchen dining room is a fully enclosed rear garden, designed with ease of maintenance in mind, with a crazy paved patio leading to a level garden with artificial grass. The rear garden is fully enclosed so is ideal for those with small children and/or pets, and enjoys a view towards the estuary and inland across open farmland. External water supply.

MATERIAL INFORMATION - Subject to legal verification

Freehold
Council Tax Band B



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements