



- EDWARDIAN SEMI DETACHED PROPERTY WITH MANY CHARACTER FEATURES
- CONVENIENTLY LOCATED JUST OUTSIDE OF TOWN
- ENTRANCE HALL, SITTING ROOM/LOUNGE
- KITCHEN BREAKFAST ROOM, FORMAL DINING ROOM
- FOUR BEDROOMS, FAMILY BATHROOM
- FAR REACHING SEA VIEWS ENJOYED FROM THE FRONT BEDROOMS
- CONSERVATORY
- FRONT AND REAR GARDENS

Higher Brimley Road, Teignmouth, TQ14 8JS

Offers in Excess of £400,000

A beautifully appointed and superbly presented Edwardian semi-detached property with many original features and offering much character and charm. The accommodation briefly comprises; sitting room/lounge with multi-fuel burner, formal dining room, kitchen breakfast room, conservatory, four bedrooms, family bathroom, front and rear low maintenance gardens, south facing with far reaching sea views.



Property Description

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"Inglenook" 7 Higher Brimley Road is conveniently positioned close to Teignmouth town centre, the railway station, promenade and local schools. Teignmouth is positioned on the lovely South Devon coastline, approximately 13 miles from the cathedral city and county town of Exeter. There is a fine promenade with sandy beaches, including a classic crescent of imposing Georgian buildings. There are boating opportunities on the estuary and the "back beach" has a selection of pubs and restaurants in a superb marine setting. The town has a wide variety of independent shops and cafes, along with several excellent public houses. There is a supermarket on the west side of the town, along with a theatre and bowling club close to the sea front. Teignmouth has several primary schools, along with a well-regarded secondary school/Community College, and Trinity School, being a private school offering both primary and secondary education. There is a mainline railway station offering a direct link to London Paddington. The junction to the A380 via the B3192 is just under 5-miles away, which can be used to access the A38 and the M5, offering an easy commute to Exeter and beyond.

Composite entrance door with courtesy lighting into...





ENTRANCE VESTIBULE

Original decorative tiled floors, walls tiled to dado height. Timber obscure glazed entrance door through to...

ENTRANCE HALLWAY

Radiator. Stairs rising to upper floor. Door to useful under stairs store cupboard. Doors to...

SITTING ROOM/LOUNGE

uPVC double glazed bay window, south facing and with views over neighbouring properties and out to sea, cornice to ceiling, picture rail, radiator, recessed fireplace with inset Firemaster multi-fuel burner, granite hearth and matching surround.

DINING ROOM

uPVC double glazed window overlooking the enclosed rear gardens, cornice to ceiling, picture rail, cast iron fireplace with tiled inserts, tiled hearth, attractive wooden mantle and surround, radiator.

KITCHEN/BREAKFAST ROOM

Quarry tiled flooring throughout. **KITCHEN AREA:** Range of cupboard and drawer base units under laminate rolled edge work surfaces with tiled splash backs, single drainer stainless steel sink unit with mixer tap over, plumbing for washing machine, further under counter appliance space, space for cooker, corresponding eye level units with under counter lighting, glazed fronted display cabinet, wall hung Worcester gas combination boiler providing the domestic hot water supply and gas central heating throughout the property, uPVC double glazed window overlooking the gardens, breakfast bar with additional sliding drawer/storage units, central focal point being a tiled fireplace with corresponding hearth, wooden

mantle and surround. **BREAKFAST AREA:** Radiator, uPVC double glazed window overlooking rear gardens, space for table and chairs, base and eye level units, additional counter top with tiled splash back, space for upright fridge freezer, airing cupboard with factory lagged hot water cylinder and slatted shelving. Door through to...

CONSERVATORY

Quarry tiled flooring, radiator, wall lights. Victorian style conservatory of uPVC and brick construction with uPVC double glazed windows and French patio doors with outlook and giving access to the rear gardens. High level windows with leaded lattice-work and floral motifs.

Stairs rising to a...

SPLIT LEVEL LANDING

Doors to...

BEDROOM

uPVC double glazed window overlooking the rear aspect and gardens, radiator, cast iron fireplace with surround and mantle over.

FAMILY BATHROOM

White suite comprising bath with fitted Mira shower, glazed shower screen, low level WC, pedestal wash hand basin, uPVC obscure double glazed window, ladder style towel rail/radiator. Hatch and access to loft space. Walls tiled to most part.

UPPER LEVEL LANDING

Access to loft with pull down ladder. Doors to...

BEDROOM

uPVC double glazed square bay window enjoying far reaching sea views across Teignmouth town, taking in the Ness and out to sea with rural Shaldon in the

distance. Radiator, cast iron fireplace with inset tiling and original surround.

BEDROOM

uPVC double glazed window to rear overlooking the rear gardens. Radiator, cast iron fireplace with inset tiling and original surround.

BEDROOM

uPVC double glazed window enjoying the aforementioned south facing sea views.

OUTSIDE

The property is approached through pillared and gated access, with a recessed bin/log store and steps rising to a paved terrace/seating area which faces south and enjoys views out to sea. To the rear of the property, accessed via the conservatory, is a fully enclosed rear garden. Immediately accessed from the conservatory is a paved patio/terrace with gated access to a side path which in turn leads to the front of the property. courtesy lighting, outside water tap. Steps to an upper sun terrace with attractive wrought iron balustrading. The gardens have been designed with ease of maintenance in mind and enjoy the passage of the sun throughout the day.

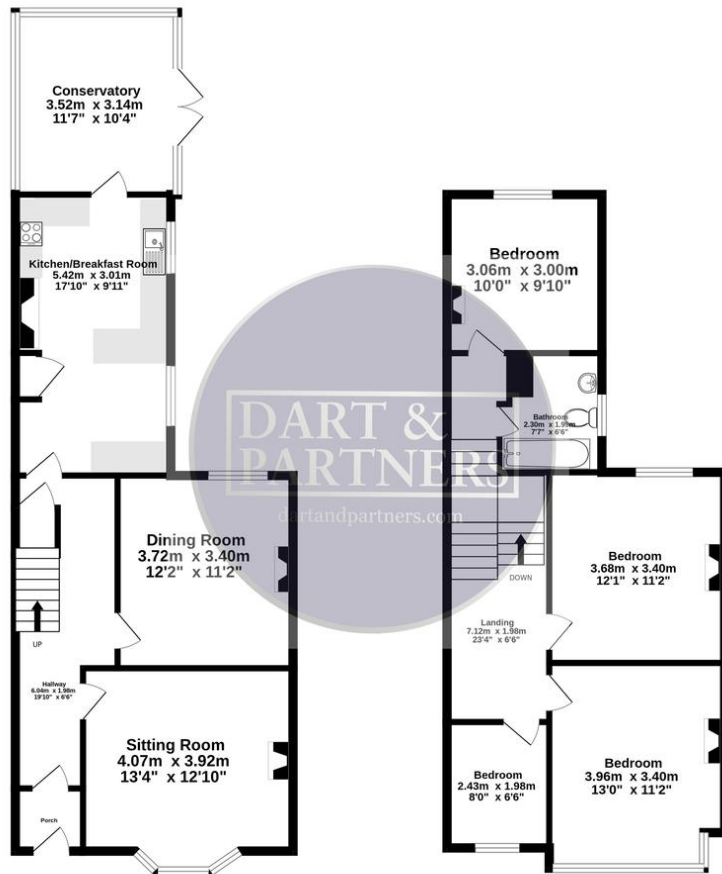
MATERIAL INFORMATION - Subject to legal verification

Freehold
Council Tax Band D



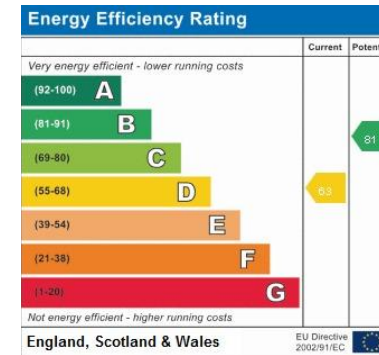
Ground Floor
66.0 sq.m. (710 sq.ft.) approx.

1st Floor
55.1 sq.m. (593 sq.ft.) approx.



TOTAL FLOOR AREA : 121.1 sq.m. (1303 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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