



11 Soper Walk, Teignmouth, TQ14 9LP

£275,000 Freehold

Detached Bungalow • Two Double Bedrooms • Kitchen • Shower/Wet Room • Lounge with Garden Views • Off Road Parking To Rear • Front & Rear Enclosed Gardens • Full Roof Repair 2024 • In Need of Some Updating • No Chain

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Stepping into the kitchen/breakfast room fitted with wood wall and base units with worktop and tiled splash back, a window overlooks the rear with a further window giving a side aspect. The Worcester boiler is mounted on the wall and there is plumbing and space for a washing machine and space for an electric cooker and fridge/freezer.

Through the inner hallway, doors lead off to the bedrooms, wet room and lounge.

The master bedroom is a generous size overlooking the rear garden. Another double bedroom has a side aspect.

The wet room has a half screen with shower, low level dual flush WC and wash hand basin in vanity unit with storage below and mirror above. There is a heated towel rail and obscure glazed window to the side.

The lounge is a bright and airy room, currently divided by a partition wall, to create a study/occasional room off the lounge which could easily be reinstated back to the original generous sized lounge. Tilt and turn doors, the current width of the lounge, overlook and open out to the lovely front garden which accesses Soper Walk. There is a useful storage cupboard with shelving in the lounge and a door opens to the room created with the addition of a stud wall which has a window with the same aspect as the lounge. This room could easily be reinstated to extend the lounge back to its original size.

The front is accessed via Soper Walk through a gate to the property with a path leading to the lounge patio doors. The front garden has an area of level lawn and established planting with pathways either side of the property accessing the rear garden and parking. There is an outside tap at one side.

The parking to the rear gives access to a wrought iron gate and pathway to enter the bungalow through the kitchen. The rear garden has areas of lawn with established planting either side of the pathway and the front of the property can be accessed at both sides of the bungalow.

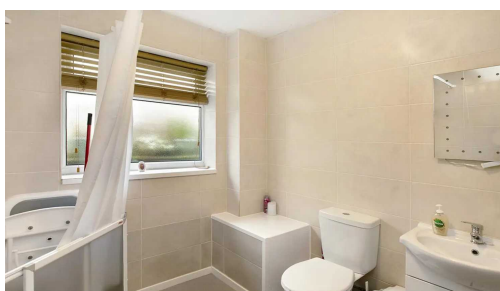


Tenure: Freehold

Mains Services: Gas, Water & Electric

Council Tax Band C - £2,083.62 per year

Broadband Speed - Ultrafast 1000 Mbps (According to OFCOM)



MEASUREMENTS:

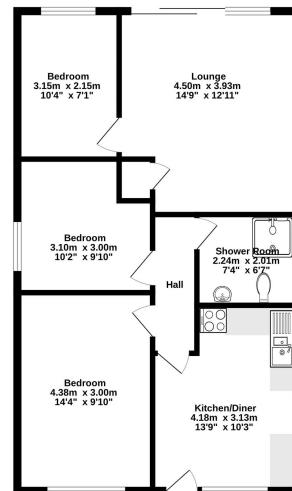
- Lounge 14' 9" x 12' 11" (4.5m x 3.93m),
- Kitchen 13' 9" x 10' 3" (4.18m x 3.13m),
- Bedroom 14' 4" x 9' 10" (4.38m x 3m),
- Bedroom 10' 2" x 9' 10" (3.1m x 3m),
- Bedroom 10' 4" x 7' 1" (3.15m x 2.15m),
- Shower Room 7' 4" x 6' 7" (2.24m x 2.01m),



Teignmouth has a historic port and working harbour, a Victorian Pier and promenade. There are sandy sea and river beaches excellent for sailing and water sports with two sailing clubs and a diving school. Teignmouth has a comprehensive range of facilities including supermarkets, local independent shops, a selection of bars and restaurants, a small hospital, the Den with a Green Flag Awarded children's play park and state & independent schools.



Ground Floor
66.6 sq.m. (717 sq.ft.) approx.



TOTAL FLOOR AREA: 66.6 sq.m. (717 sq.ft.) approx.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		

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