



- CHARMING CHARACTER COTTAGE
- CONVENIENTLY LOCATED IN THE HEART OF THE TOWN
- CLOSE TO ALL LOCAL AMENITIES, SEAFRONT AND BEACH
- NO ONWARD CHAIN
- MAIN RECEPTION AREA, KITCHEN
- TWO BEDROOMS, BATHROOM
- IDEAL FIRST TIME BUY/HOLIDAY LET
-

Bickford Lane, Teignmouth, TQ14 8HT

Guide Price £190,000

Pie Cottage is a charming character cottage, superbly situated in close proximity and a short level walk to Teignmouth's seafront beach, promenade and river beach. All local amenities and Teignmouth's mainline railway station are in the immediate vicinity. The property is offered with NO ONWARD CHAIN. The accommodation briefly comprises; main reception area, kitchen, two bedrooms and bathroom. Would make an ideal first time buy, holiday let investment or a charming home within Teignmouth town.



Property Description

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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.

uPVC obscure double glazed entrance door through to the...

MAIN RECEPTION AREA

uPVC double glazed window overlooking the front aspect, radiator, recessed spotlighting, feature fireplace, useful under stairs recess. Multi-paned door through to...

KITCHEN

Cupboard and drawer base units under laminate rolled edge work surfaces with attractive tiled splash backs, space for cooker, stainless steel drainer sink unit with mixer tap over,





radiator, corresponding eye level units, uPVC double glazed window and door with outlook and access to rear.

From the main reception, stairs with attractive balustrading and turned newels leading to the...

FIRST FLOOR LANDING

Recessed display shelving, hatch and access to loft space. Doors to...

BEDROOM ONE

uPVC double glazed window to front aspect, radiator, door to cupboard housing wall mounted Ideal gas boiler providing the domestic hot water supply and gas central heating throughout the property.

BEDROOM TWO

uPVC double glazed window to front aspect, radiator.

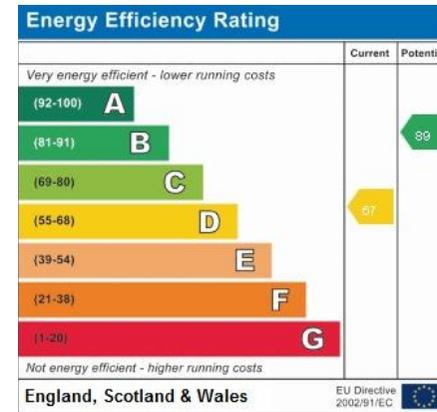
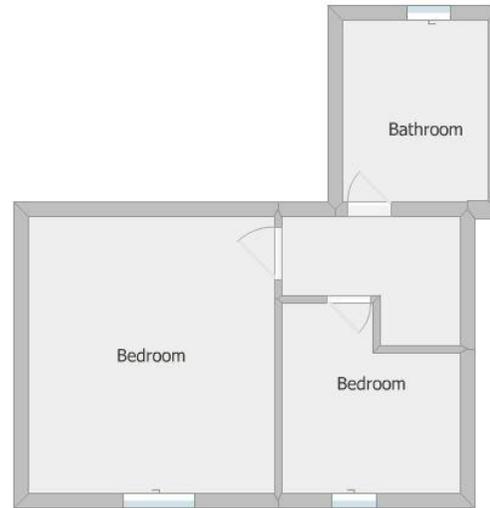
BATHROOM

Fully tiled, white suite comprising panelled bath with fitted shower over, wash hand basin set in to counter top with cupboard beneath, WC with concealed plumbing, ladder style towel rail/radiator,

MATERIAL INFORMATION - Subject to legal verification
Please note there is a small flying freehold over the adjacent cottage.

Freehold

Council Tax Band A



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Teignmouth, Devon, TQ14 8AT

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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