



## 7a St. Marys Road, Teignmouth, TQ14 9LY

£365,000 Freehold

Modern Reverse Level Detached House • Lovely Sunny West Facing Garden with Rural Views • Lounge with West Facing Balcony with Rural Views • Dual Aspect Kitchen/Diner • Entrance Level Cloakroom/WC • Two Double Bedrooms • Modern Shower Room/WC • Driveway Parking for 2 cars with Level Front Access • No Chain • EPC -

C

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Level entrance from driveway, stepping in to the bright and spacious entrance hallway. Attractive turning stairs with handrail descend to the lower level where there is an obscure glazed tall window flooding the area with natural light. There are doors off to the living room and spacious entrance level WC which provides hanging for coats and has an obscure glazed window, wash hand basin set in counter with storage below and concealed cistern WC.

The living room enjoys a lovely elevated westerly rural aspect and captures fantastic sunsets. Tilt and turn patio doors open to the decked balcony. large enough for a table and chairs, which has attractive stainless steel balustrade and makes a wonderful space to take in the scenery.

A door from the living room opens to the dual aspect kitchen/diner. The kitchen, positioned at the front and fitted with ceiling spotlights, has a window overlooking the front garden and is fitted with wood base and wall units with worktop and tiled splash back.

There is an electric cooker with extractor above and there is space for a fridge freezer. The dining area overlooks the rear garden with the aforementioned westerly aspect.

Descending the turning staircase from the entrance hallway to the lower level there is plentiful vented storage including an understairs cupboard with light and a further double cupboard with light and power which acts as a utility area with worktop and plumbing and space for washing machine below with further shelving. Another double cupboard with shelving houses the Viessmann boiler. Two generous double bedrooms with a lovely west facing aspect and rural views. One of the bedrooms accesses the rear garden through tilt and turn patio doors.

On this lower level, is the modern shower room with ceiling spotlights comprising shower cubicle, concealed cistern WC and wash hand basin set in counter with storage below and to the side. There is an obscure glazed window, towel rail and extractor.

The front of the property enjoys paved driveway parking for two vehicles with a level entrance in to the property. There is an area of established evergreens and steps with handrail lead to the side of the property where a gate accesses the rear garden.

The rear garden enjoys a lovely westerly aspect with rural views capturing fantastic sunsets. There is a paved terrace the width of the property, large enough for garden furniture and entertaining with a covered area from the balcony above providing storage. Steps lead down to a further area laid to loose stones with a beach hut style shed at the bottom. The garden is low maintenance and enclosed by fence boundary and a gate to the side with a few steps leads to the front of the house. There is also an outside tap.



Tenure: Freehold

Council Tax Band C - £2,083.62

Mains Services: Gas, Water,  
Electricity

Broadband Speed - Ultrafast 1000  
Mbps (According to OFCOM)

EPC - C

**No Chain**



Teignmouth is a popular seaside resort on a stretch of red sandstone along the South Devon Coast. It is a coastal town that has a historic port and working harbour, with 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 both state & independent schools.



**MEASUREMENTS:**

Lounge 15'9" x 14'1" (4.80m x 4.30m)

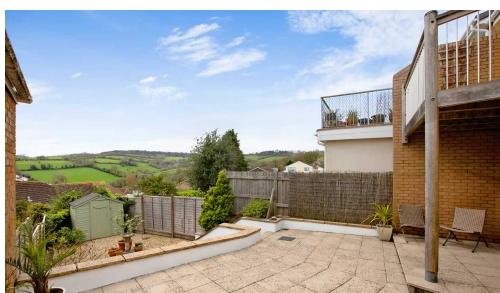
Kitchen/Dining Room 20'1" x 9'8" (6.12m x 2.95m)

WC 6'1" x 4'2" (1.86m x 1.26m)

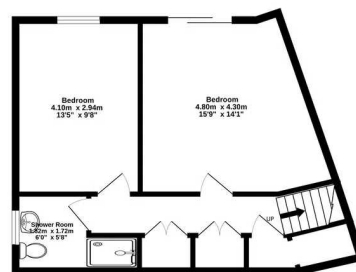
Bedroom 15'9" x 14'1" (4.80m x 4.30m)

Bedroom 13'5" x 9'8" (4.10m x 2.94m)

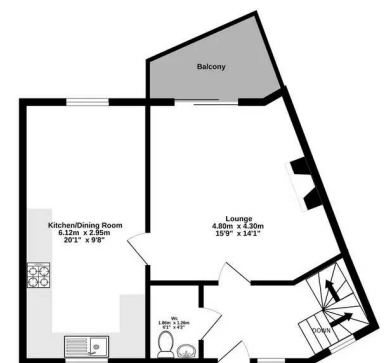
Shower Room 6'0" x 5'8" (1.82m x 1.72m)



**Ground Floor**  
42.8 sq.m. (460 sq.ft.) approx.



**1st Floor**  
44.2 sq.m. (475 sq.ft.) approx.



**TOTAL FLOOR AREA - 86.9 sq.m. (936 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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