



- SOUTH FACING CHARACTER COTTAGE IN TUCKED AWAY LOCATION
- CONVENIENTLY LOCATED FOR ACCESS TO TOWN, BEACH AND SEAFRONT
- ACCOMMODATION OVER THREE LEVELS
- MODERN KITCHEN AND LUXURY BATHROOM
- OPEN PLAN RECEPTION WITH DINING AREA AND LOUNGE
- BEDROOM ENJOYING SOME SEA VIEWS
- SECOND FLOOR LOFT ROOM ENJOYING SEA VIEWS
- ENCLOSED COURTYARD GARDEN, EXTERNAL STORE/UTILITY

## Daimonds Lane, Teignmouth, TQ14 9HX

Guide Price £230,000

A very pretty end of terrace character cottage situated in a tucked away position with convenient access to Teignmouth town centre, seafont and beaches and benefitting from an appealing courtyard style garden. The cottage has been sympathetically refurbished to a high standard, including feature wooden framed double glazing, modern kitchen and luxury bathroom. The open plan ground floor accommodation provides living accommodation with lounge, dining area and kitchen and there is an enclosed courtyard garden. On the first floor is a double bedroom and luxury bathroom, stairs lead to a second floor room. The property is south facing and enjoys the early morning and afternoon sun.



## Property Description

Timber entrance door with obscure glazing and leaded lattice-work through to...

### OPEN PLAN FREE FLOWING RECEPTION

With stripped wooden flooring. DINING AREA: With two skylights, windows to front and side overlooking the enclosed gardens and approach, radiator, space for table and chairs. Squared arch through to the LOUNGE AREA: Recessed and tiled fireplace with inset feature gas fire with wooden surround and mantle over, bespoke fitted shelving to either side of the chimney breast, radiator. Open through to...

### KITCHEN

Base units under wooden work surfaces, single drainer stainless steel sink unit with mixer tap over, integrated fridge, sliding shelf unit, integrated electric oven, four ring gas hob, tiled splash back, integrated dishwasher, window to rear, feature stained glass windows with leaded lattice-work. Door to useful under stairs store cupboard housing a Worcester gas boiler providing the domestic hot water supply and gas central heating throughout the property.

From the lounge, stairs rising to the...

### FIRST FLOOR LANDING

Window to rear, skylight, wooden flooring, attractive stained glass windows. Doors to...

### BEDROOM

Window with deep sill enjoying a pleasant aspect towards St James's church and across Teignmouth to Shaldon taking in the Ness and out to sea. Radiator, recessed display shelving.

Stairs rising to upper floor with shelved storage.





### LUXURY BATHROOM

Smoked glazed window, rolled edge footed bath, mixer tap, fitted Mira shower, glazed shower screen, tiled to bath/shower enclosure, WC, pedestal wash hand basin, towel rail/radiator, recessed shelving.

### LOFT ROOM

Skylight window enjoying the aforementioned views of St James's church, across Teignmouth back beach to the Ness and out to sea. Hatches to eaves storage.

### OUTSIDE

The property has gated access to an enclosed front garden which is slabbed with gravel borders. Raised retained flower bed. Outside water tap. A pathway continues along the side of the property. To the rear is an additional enclosed area of garden.



### UTILITY/LOCK UP STORE ROOM

Outbuilding currently used as a utility/store room with space and plumbing for washing machine, further appliance spaces, power and lighting, windows overlooking the courtyard garden.

**MATERIAL INFORMATION** - Subject to legal verification  
Freehold  
Council Tax Band A

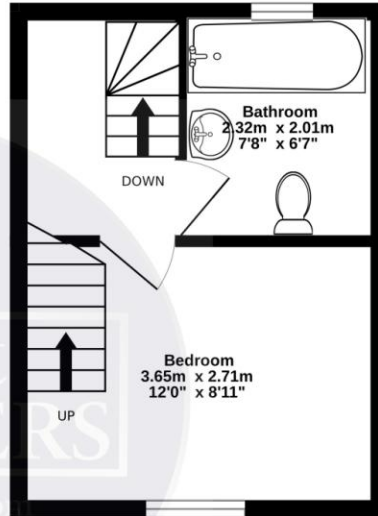
Information provided by vendor: The whole cottage interior was designed and renovated by a local design company Artisans and Artists in Bovey Tracey. All receipts and paperwork available.

Parking options nearby. On street parking permits in Zone A are available to residents at a cost of £30PA and visitor permits. At the bottom of the lane you can purchase a space for exclusive use, please contact agent for information.

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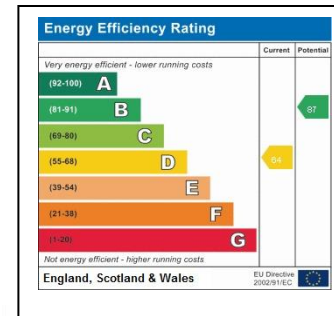
Ground Floor  
26.9 sq.m. (289 sq.ft.) approx.

1st Floor  
18.4 sq.m. (198 sq.ft.) approx.



TOTAL FLOOR AREA : 45.2 sq.m. (487 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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