



- SUPERB EDWARDIAN SEMI DETACHED HOUSE
- CLOSE PROXIMITY TO TOWN CENTRE AND SEAFRONT
- ANNEXE WITH PRIVATE ENTRANCE AND COURTYARD
- MODERN FITTED KITCHEN
- 4/5 BEDROOMS, FAMILY BATHROOM
- OPEN PLAN RECEPTION ROOM
- FRONT AND REAR GARDENS

Higher Brimley Road, Teignmouth, TQ14 8JS

£440,000

A superb Edwardian semi detached family home situated in close proximity to the town, seafront and beaches and just a short walk from the mainline railway station. The accommodation briefly comprises an open plan lounge diner, modern kitchen/breakfast room, four/five bedrooms, family bathroom, useful loft room and annexe accommodation comprising reception/playroom and shower room. Front and rear gardens.



Property Description

3 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.

uPVC entrance door with inset obscure glazing into the....

ENTRANCE VESTIBULE

Decorative tiled flooring, obscure glazed door through to the....

ENTRANCE HALLWAY

Stripped wooden flooring which extends into the main reception area, recessed spotlighting, radiator, stairs rising to upper floor, door to understairs store cupboard, door through to....





DELIGHTFUL OPEN PLAN RECEPTION AREA

A delightful free-flowing reception space comprising of a Lounge area with uPVC double glazed window overlooking the front aspect and gardens, radiator, cornice to ceiling, open through to Dining area with uPVC double glazed window to rear aspect, cornice to ceiling.

From entrance hallway, squared arch through to...

KITCHEN/BREAKFAST ROOM

A modern fitted kitchen with range of high gloss cupboard and drawer base units under laminate worksurfaces with attractive tiled splashback, integrated dishwasher, one and a half bowl stainless steel drainer sink unit with mixer tap over, integrated brushed chrome electric oven, corresponding four ring gas hob, corresponding eye level units with under-counter lighting, concealed extractor fan, uPVC double glazed window to side aspect, space for upright fridge freezer, fitted spotlighting, further recessed base units and countertop with feature lighting, breakfast bar. Utility area with plumbing for washing machine and space for tumble dryer, cupboard housing a wall mounted gas combination boiler providing the domestic hot water supply and gas central heating throughout the property. uPVC double glazed door and window with outlook and giving access onto the rear garden. Door to annexe.

ANNEXE

Independent access through its own courtyard style garden, to a uPVC obscure double glazed door into a tiled entrance hall, with doors to the annexe. Can be utilised as additional accommodation to the main residence but its current format is a **RECEPTION/PLAYROOM** with radiator, high level

uPVC double glazed window and uPVC double glazed sliding patio doors giving outlook and access onto the rear garden. From the annexe entrance hall there is a door to **SHOWER ROOM** with low level WC, pedestal wash hand basin, tiled shower cubicle with glazed door/screen, fitted shower, tiled flooring, ladder style towel rail/radiator, recessed spotlighting, fitted extractor, uPVC obscure double glazed window.

From main residence entrance hallway, stairs rising to....

SPLIT LEVEL LANDING

Doors leading to....

BEDROOM 1

uPVC double glazed square bay overlooking front aspect with far reaching rural views, radiator, deep built in wardrobe with hanging rail and fitted shelving, high level storage and recessed shelving.

BEDROOM 2

uPVC double glazed window overlooking rear aspect, radiator, range of fitted wardrobes.

BEDROOM 3

uPVC double glazed window overlooking the rear garden, radiator, feature fireplace.

BEDROOM 4/OFFICE/STUDY

uPVC double glazed window to front aspect, radiator.

FAMILY BATHROOM

Suite comprising panelled bath with fitted shower and glazed shower screen, low level WC, wash hand basin set into vanity unit, ladder style towel rail/radiator, uPVC obscure double glazed window, fitted extractor, spotlighting, tiled flooring, part tiled walls, hatch and access to loft space.

From the landing, access to a....

USEFUL LOFT ROOM

Exposed beams, two roof light windows, power and lighting, access to eaves storage.

OUTSIDE

To the rear, accessed through the kitchen, is a fully enclosed garden over two tiers. A paved patio/seating area with steps leading up to the upper tier with artificial grass and attractive sun deck with seating area enjoying a pleasant outlook over neighbouring properties towards Shaldon. External power supply. From the lower tier there is a sliding patio door through to the annexe. To the front of the property there is pillared and gated access with a recessed bin store and paved steps leading to the front terrace which has been gravelled with attractive tiled borders. Pathway extends to the main entrance and along the side of the property to an enclosed courtyard with external water supply and entrance door to annex.

MATERIAL INFORMATION - Subject to legal verification

Freehold
Council Tax Band D



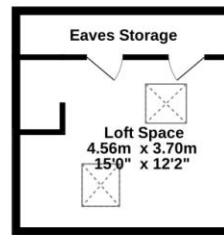
Ground Floor
74.4 sq.m. (801 sq.ft.) approx.



1st Floor
54.4 sq.m. (586 sq.ft.) approx.



2nd Floor
21.3 sq.m. (230 sq.ft.) approx.



TOTAL FLOOR AREA : 150.1 sq.m. (1616 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		7-3
(55-68)	D	5-5	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Teignmouth, 12 The Triangle,
Teignmouth, Devon, TQ14 8AT

www.dartandpartners.com
01626 772507
property@dartandpartners.com

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