



- TERRACED HOUSE IN POPULAR RESIDENTIAL LOCATION
- DELIGHTFUL RURAL VIEWS
- RECEPTION ROOM WITH ACCESS TO REAR GARDEN
- KITCHEN
- TWO BEDROOMS, SHOWER ROOM
- SOLAR PANELS
- RESIDENTS PARKING
- IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT

Broadmeadow View, Teignmouth, TQ14 9BS

£195,000

Terraced house situated in a popular residential location with delightful rural views. The accommodation comprises; reception room with patio doors opening onto an enclosed rear garden, kitchen, two bedrooms and shower room. Residents parking., kitchen, two bedrooms and shower room. Residents parking.



Property Description

uPVC double glazed entrance door into...

ENTRANCE HALLWAY

Doors to a useful storage cupboard housing wall hung gas boiler providing the domestic hot water supply and gas central heating throughout the property. Radiator. Doors to...

KITCHEN

Range of cupboard and drawer base units under laminate rolled edge work surfaces, single drainer stainless steel sink unit, space for upright fridge freezer, under counter appliance space, integrated electric oven and four ring gas hob, uPVC double glazed window overlooking the front aspect and approach.

LOUNGE/DINING ROOM

uPVC double glazed sliding patio doors with outlook and giving access onto the enclosed rear gardens. Radiator. Stairs rising to first floor landing.

FIRST FLOOR LANDING

Doors to...

BEDROOM ONE

uPVC double glazed window overlooking the rear aspect with delightful and far reaching rural views. Radiator. Door to wardrobe/storage.

BEDROOM TWO

uPVC double glazed window overlooking the front aspect enjoying rural views. Radiator.

SHOWER ROOM

High level uPVC double glazed window, wall hung wash hand basin set into vanity unit, WC with concealed plumbing, shower enclosure with glazed sliding door and screen, fitted shower.





OUTSIDE

The front of the property is accessed via a concrete pathway to the main entrance where there is a useful external store. To the rear, is a fully enclosed low maintenance garden enjoying superb open rural views. Gated access to the parking area.

PARKING

With residents and visitors parking.

MATERIAL INFORMATION - Subject to legal verification

Freehold

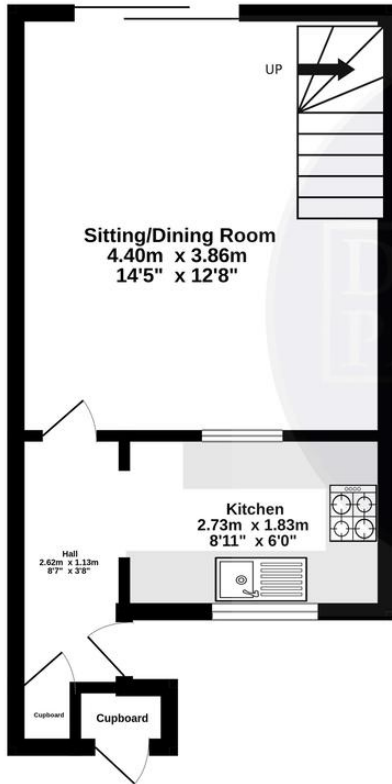
Council Tax Band B

SOLAR PHOTOVOLTAIC PANELS

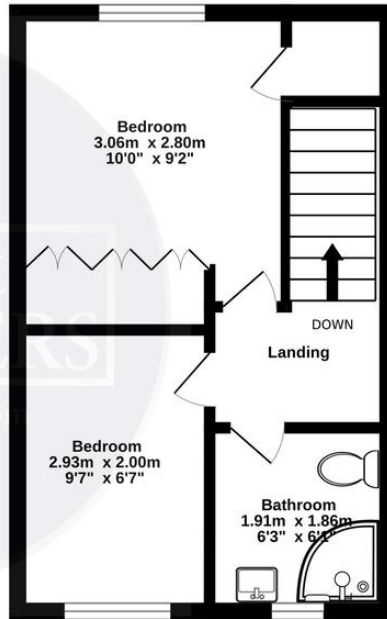
The property has the benefit of Solar Photovoltaic panels and prospective purchasers should take appropriate legal advice with regards to the ownership, feed in tariff payments and any third party agreements that may be in place.



Ground Floor
25.9 sq.m. (279 sq.ft.) approx.



1st Floor
24.0 sq.m. (259 sq.ft.) approx.



TOTAL FLOOR AREA : 50.0 sq.m. (538 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		94
(81-91)	B		
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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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