



A spacious three-bedroom semi-detached family home. The property is located in the desirable seaside town of Teignmouth and is within close proximity to local public transport links, the town centre and the beach. The property is offered with NO ONWARD CHAIN.

21 Lower Brimley Road | Teignmouth | TQ14 8LH





PROPERTY TYPE

Semi-detached House



SIZE

1064 SQ FT



LOCATION

Teignmouth



AGE

Victorian (1837 - 1901)



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Central Heating



PARKING

On Road Parking



OUTSIDE SPACE

Garden



EPC RATING

61D



COUNCIL TAX BAND

C



### in a nutshell...

- CHAIN FREE
- Close to Local Amenities
- Two Reception Rooms
- Rear Garden
- Well Presented Throughout
- Close to Teignmouth Train Station
- Spacious Family Home
- Extended Kitchen/Diner
- Walking Distance to Town Centre



## the details...

### THE PROPERTY

Located a short walk away from the town centre as well as being close to local public transport links this property is not to be missed! The property is a spacious family home and boasts a sizable kitchen extension. Within walking distance is the local secondary school and there are many other amenities close by.

### STEP INSIDE

As you step through the front door there is a small entrance porch allowing space to remove shoes and coats. Through a further door brings you into the downstairs hallway. Here there is access to the first floor and doors to further rooms.

To the right of the hallway is a door through to the lounge which opens up into a large open plan lounge and dining room. With a tall bay window and high ceilings, this space is perfect for those family evenings. To the centre of the lounge area is a feature gas fireplace with tiled surround, hearth and a wooden mantle. The dining room has its own door leading into the hallway as well. The next room we come to and the end of the hallway is the extended kitchen/diner. Beautifully done and a welcoming open and light space, this extension provides a great area for hosting. There are a range of wall and floor mounted units with work surface over, integral oven and hob, integral wash hand basin with drainer to side, space and plumbing for washing machine, dishwasher and fridge freezer. There are patio doors out to the rear garden and a sky light installed to bring further light in. The kitchen is the hub of the house and it is no different for this property with this superb extension. The final downstairs room is the WC. This has a low-level toilet and a wash hand basin. The downstairs is tailored for family living and offers ample amounts of room with two large reception rooms and the extended kitchen.

### FIRST FLOOR

As you approach the top of the stairs there is a landing with access to the loft and a storage cupboard. There is a family bathroom with a large corner shower cubicle, low level WC, wash hand basin with storage under and shelving to side and a wall mounted heated towel rail. The main bedroom is at the front of the property and is a large double. It benefits from a large built in wardrobe. There is a bay window letting in plenty of light and more than enough space for bedroom furniture. The second bedroom is another spacious double room at the rear of the property over looking the garden. There again is plenty of space for bedroom furniture. The third bedroom is a large single room and can nicely double up if needed as an office space.

### THE OUTSIDE

To the front of the house there is a small area for pots and plants. At the rear there is a paved rear garden then stretches down the side and rear of the kitchen extension. There is ample space for table and chairs and it is a great space for those BBQ evenings.



## the location...

Teignmouth has a great deal to offer, not least its superb sandy beach, award winning children's play area and the nearby golf courses. Water sport activities are well catered with two sailing clubs, deep water moorings and a diving school. This picturesque town has a Victorian Pier, a new theatre, a wide selection of bars and restaurants, and well-known shops and supermarkets including Lidl and Morrisons. It also benefits from easy access to the A380, the mainline railway station at Teignmouth and the International Airport at Exeter.

### Shopping:

Town Centre: 0.5 Miles

Supermarket: 0.3 Miles

### Relaxing

Teignmouth Golf Club: 2.9 Miles

Teignmouth Beach: 0.3 Miles

Teignmouth Play Park: 0.9 Miles

### Travel

Local Bus Stop: 100ft (Approx)

Train Station: 0.2 Miles

Exeter Airport: 17.7 Miles

### Schools

Primary: 1.1 Miles

Secondary: 0.4 Miles

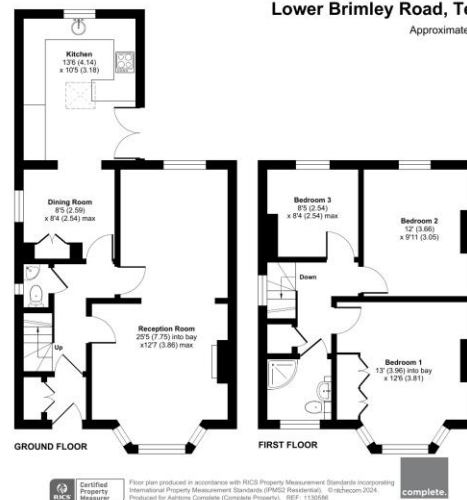
Please check Google maps for exact distances and travel times.

Need a more complete picture? Get in touch with your local branch...

Tel **01626 870 870**  
Email **teignmouth@completeproperty.co.uk**  
Web **completeproperty.co.uk**

Lower Brimley Road, Teignmouth, TQ14

Approximate Area = 1064 sq ft / 98.8 sq m  
For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © complete 2024. Produced for Airline Complete (Complete Property). REF: 1130596 

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