



68 Howard Close, Teignmouth, TQ14 9NW

£232,500 Freehold

Terraced House • Popular Residential Location • Two Bedrooms • Lounge With Patio Doors to Garden • New Stylish Kitchen/Breakfast Room • Shower Room • Enclosed Rear Garden • Garage & Parking Space • No Chain
• EPC - C

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the key to your home



Stepping into the generous entrance porch, fitted with counter with storage unit below and providing space for an appliance, a window looks to the front and a further uPVC glazed door opens into the kitchen.

The stylish and recently fitted kitchen, with tiled flooring and ceiling spotlights, comprises high gloss wall and base units incorporating drawer space with worktop and tiled splash backs. There is an integrated electric oven and grill and four ring electric hob with extractor above and there is plumbing and space for a washing machine and space for further appliances. The Worcester combination boiler is mounted on the wall. A matching breakfast bar provides additional seating and storage and an arch leads through to the lounge.

The lounge has stairs rising to the first floor and sliding patio doors out to the rear garden.

Ascending the stairs, there is access to the loft space from the landing and doors lead off to the bedrooms and shower room.

There are two double bedrooms, one of which faces the rear and enjoys plentiful built in storage with hanging and shelving. Another bedroom has a front aspect and has built in storage with shelving.

The modern shower room, fitted with ceiling spotlights, comprises large shower cubicle with sliding doors, low level dual flush WC and wall hung wash hand basin with storage below. There is an obscure glazed window to the front, extractor and heated towel rail.

The front of the property is approached by downward steps with handrail with tiers of planted areas. There is an outside tap.

The enclosed rear garden is a good size, laid mainly with decking and an area of astroturf. Decked steps lead to a paved area, suitable for garden shed etc, where there is a gate to a footpath at the rear accessing Higher Coombe Drive, nature reserve and nearby shop. There are outside electric points and outside lighting.



Tenure: Freehold

Council Tax Band B: £1,913.33 per year

Mains Services: Gas, Electric & Water all connected

Broadband Speed - Ultrafast 1000 Mbps (According to OFCOM)



MEASUREMENTS:

- Lounge 13' x 13' (3.97m x 3.96m),
- Kitchen/Diner 13' x 11' 4" (3.97m x 3.48m),
- Bedroom 11' 7" x 8' 1" (3.53m x 2.46m),
- Bedroom 11' 1" x 9' 11" (3.37m x 3.02m),
- Shower Room 8' 9" x 4' 9" (2.67m x 1.44m),
- Garage 16' 8" x 8' 2" (5.08m x 2.48m)

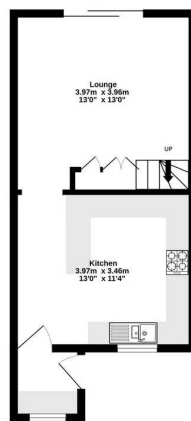


Teignmouth is a popular seaside resort on a stretch of red sandstone along the South Devon Coast. It is a coastal town that has a historic port and working harbour, with a Victorian Pier and promenade.

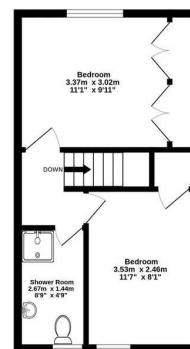
There are sandy sea and river beaches excellent for sailing and water sports with two sailing clubs and a diving school.



Ground Floor
31.8 sq.m. (342 sq.ft.) approx.



1st Floor
28.8 sq.m. (317 sq.ft.) approx.



Garage
12.6 sq.m. (136 sq.ft.) approx.



TOTAL FLOOR AREA : 73.2 sq.m. (795 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other areas 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 survey, figures and appearance shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with MetreX CO224

Energy Efficiency Rating	
Current	Potential
A	88
B	73
C	
D	
E	
F	
G	

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
A	80
B	72
C	
D	
E	
F	
G	

EU Directive 2002/91/EC

