



- CHARACTER COTTAGE SITUATED IN THE TOWN CENTRE
- IDEAL INVESTMENT BUY/FIRST TIME BUY
- CONVENIENT FOR ACCESS TO AMENITIES, TRAIN STATION AND BEACHES
- OPEN PLAN RECEPTION AND KITCHEN AREA
- DUAL ASPECT BEDROOM WITH EXPOSED BEAMS
- BATHROOM
- ENCLOSED COURTYARD GARDEN TO REAR

French Street, Teignmouth, TQ14 8ST

£170,000

A delightful and charming character cottage situated in Teignmouth town with convenient and level access to all local amenities, and situated equidistant to Teignmouth promenade, beach and mainline railway station. Accommodation briefly comprising; open plan reception and kitchen area, dual aspect bedroom with exposed beams, bathroom, enclosed courtyard to rear. An ideal first time or investment buy.



Property Description

uPVC obscure double glazed entrance door through to...

OPEN PLAN RECEPTION/KITCHEN

RECEPTION AREA

uPVC double glazed window to front aspect, corner display shelving, recessed fireplace, radiator. Feature archway through to...

FITTED KITCHEN

Range of cupboard and drawer base units under laminate rolled edge work surfaces, attractive tiled splash backs, integrated electric oven, space and plumbing for washing machine, further appliance spaces, one and a half bowl stainless steel drainer sink unit with mixer tap over, four ring gas hob, corresponding eye level units with concealed extractor, radiator, uPVC double glazed window and door with outlook and giving access onto an enclosed courtyard.

Open tread stairs rising to the...

FIRST FLOOR LANDING

Hatch and access to loft space. Doors to boiler cupboard with wall hung Baxi Duo-Tec gas boiler providing the domestic hot water supply and gas central heating throughout the property. Doors to...

BEDROOM

Dual aspect with uPVC double glazed window to front aspect, uPVC obscure glazed window to rear, deep display sill, radiator, exposed beams.

BATHROOM

Suite comprising panelled bath with mixer tap and shower attachment over, tiled to bath/shower enclosure with glazed shower screen, WC, pedestal wash hand basin, shaver light and socket, radiator, uPVC obscure double glazed window.





OUTSIDE

The property is accessed directly off French Street and to the rear there is a small enclosed courtyard garden.

MATERIAL INFORMATION - Subject to legal verification

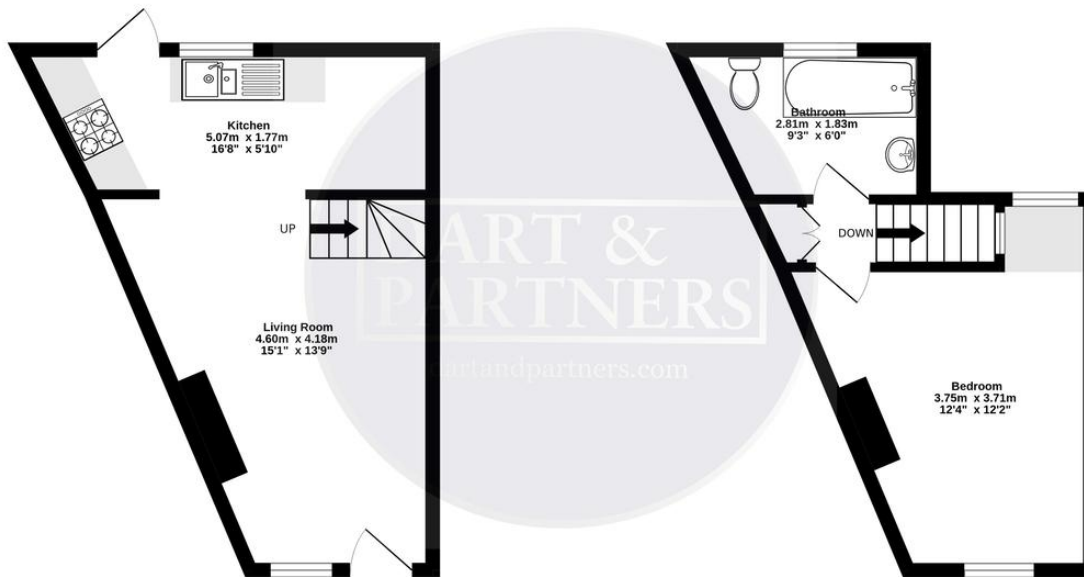
Freehold

Council Tax Band A

Agents note: There are parking options available nearby.

Ground Floor
22.5 sq.m. (242 sq.ft.) approx.

1st Floor
18.8 sq.m. (203 sq.ft.) approx.



TOTAL FLOOR AREA : 41.3 sq.m. (445 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+) A		90
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



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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