



9 Higher Holcombe Close, Teignmouth

£410,000 Freehold

Detached Bungalow in Good Order • Two Double Bedrooms • South Facing Lounge with Log Burner • Modern Kitchen/Dining Room • Recently Re-fitted Shower Room • Sea and Countryside Views • Good Sized Front and Rear Gardens • Driveway and Garage • Well Regarded Cul-de-Sac • EPC - C

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the key to your home



A composite front door with matching side screen leads in to the entrance hall of this inviting bungalow. The entrance hall has a hatch to the loft space, LED downlights, attractive light laminate wood flooring and a cupboard housing the electric meter, consumer unit and gas meter.

The lounge has two sealed unit double glazed windows overlooking the front garden with south facing views across to the Ness and out to sea. There is laminate wood flooring, a feature wood burning stove with slate hearth and heavy oak bressummer, ceiling LED downlights and a radiator.

A glazed door from the lounge leads through to the dining area which opens through to the kitchen. The dining area has a uPVC double glazed window overlooking the side, radiator, laminate wood flooring and uPVC French doors out to the garden.

The modern kitchen has a range of cream fronted units with block effect work surface and inset enamel sink with mixer tap, matching eye and base level units to two walls, further tall unit housing fridge and freezer, adjacent tall unit, concealed slimline dishwasher, induction hob with extractor hood above and oven below, radiator, LED downlights, vinyl wood effect flooring and a uPVC double glazed window overlooking the rear garden. As well as a wrap around entrance from the lounge through the dining area there is also a door from the entrance hall.

The recently re-fitted shower room comprises a full width shower cubicle with shower screen, monsoon head shower with hand shower attachment, enamel heated towel rail, fully tiled walls, vanity sink unit with drawers under and concealed flush WC, ceramic tiled flooring, tiled walls, LED downlights, extractor fan, underfloor heating and two frosted uPVC double glazed windows.

Bedroom One has stripped wooden floorboards, a radiator and a wide uPVC double glazed window with views across to Shaldon and the sea. Bedroom Two has a uPVC double glazed window overlooking the rear garden and a radiator.

MEASUREMENTS:-

Bedroom One 3.679m x 3.632m (12' 1" x 11' 11") **Bedroom Two** 3.656m x 3.235m (12' 0" x 10' 7") **Shower Room** 1.789m x 2.832m (5' 10" x 9' 3") **Kitchen** 2.413m x 3.191m (7' 11" x 10' 6") **Dining Room Area** 3.212m x 2.304m (10' 6" x 7' 7") **Lounge** 6.006m x 3.54m (19' 8" x 11' 7")



Tenure Freehold

Council Tax Band D - £2460pa.

Mains Services- Gas, Electric and Water

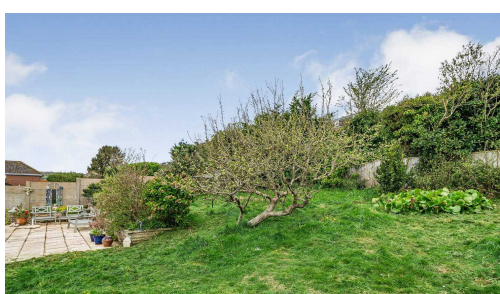
Broadband- Ultrafast 1000 Mbps (According to OFCOM)



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. Teignmouth has a comprehensive range of facilities including supermarkets, local independent shops, a selection of bars and restaurants, a small hospital, the Den with a Green Flag Awarded children's play park and both state & independent schools.



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Higher Holcombe Close, Teignmouth, Devon, TQ14

Approximate Area = 874 sq ft / 81.1 sq m
 Garage = 155 sq ft / 14.3 sq m
 Outbuilding = 19 sq ft / 1.7 sq m
 Total = 1048 sq ft / 97.1 sq m
For identification only - Not to scale



GROUND FLOOR