



## The Parade, Lower Brimley Road

£385,000 Freehold

Detached House • Three Bedrooms • Convenient, Tucked away Location • Beautifully Presented • Open Plan Lounge/Dining Room • Modern Kitchen • Downstairs WC and Bathroom upstairs • Double Glazed • Garden and Ample Parking • EPC- C

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the key to your home



This three bedroom detached property is in a convenient yet tucked away location with the train station a short walk from the property. This property is accessed from Lower Brimley Road down a private lane.

The entrance hallway has an understairs storage cupboard, further good size storage cupboard, radiator, stairs rising to the first floor and doors leading off to the downstairs cloakroom and lounge. The cloakroom is fitted with a close coupled WC, wash hand basin, tiled splashback, mirror, radiator and extractor fan. The lounge/dining room is another dual aspect room with double glazed sash window to the rear aspect and french doors leading out into the garden, two radiators and a door heading back to the hallway and a further door leading to the kitchen. The modern dual aspect kitchen is fitted with a range of wall and base mounted units with worksurfaces over and porcelain tiled splashbacks, Hotpoint induction hob with oven below and extractor over, ceramic sink and drainer, space for fridge/freezer and plumbing/space for washing machine with double glazed sash windows to the front and side aspects.

The entire ground floor is fitted with LVT flooring.

Rising the stairs to the first floor landing you have a further storage cupboard housing the Baxi combination boiler, loft access hatch with ladder up to boarded loft with light and power, double glazed sash window to the side aspect and doors leading to the bathroom and bedrooms. The main bedroom is a good size with double glazed sash window overlooking the garden and a radiator. Bedroom two is another good size room with a double glazed window also overlooking the garden and has a radiator. Bedroom three has a double glazed sash window to the side aspect and a radiator. The bathroom has a modern white suite comprising a panelled bath with mains fed rainfall shower over, pedestal wash hand basin, close coupled WC, obscured double glazed window to the front aspect, extractor fan and radiator.

From the lounge there are French doors out onto a sunny private decked area with raised beds and an archway to a lovely BBQ area. There is a pathway that leads around to three sides of the property and a useful gravelled area for bins/additional storage. There is a shed, tap, light and plenty of outside plug sockets.

**MEASUREMENTS:**

Entrance Hall 9'05" x 4'05" (2.75m x 1.23m), Lounge area 12'09" x 10'11" (3.66m x 3.33m), Dining Area 7'09" x 7'08" (2.36m x 2.34m), Kitchen 10'09" x 8'00" (3.07m x 2.43m), Bedroom 11'05" x 11'01" (3.38m x 3.34m), Bedroom 9'00" x 8'08" (2.46m x 2.74m), Bedroom 8'11" x 8'02" (2.36m x 2.34m).

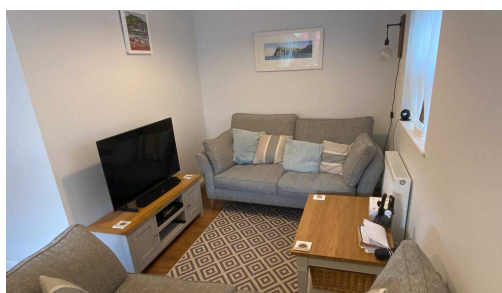
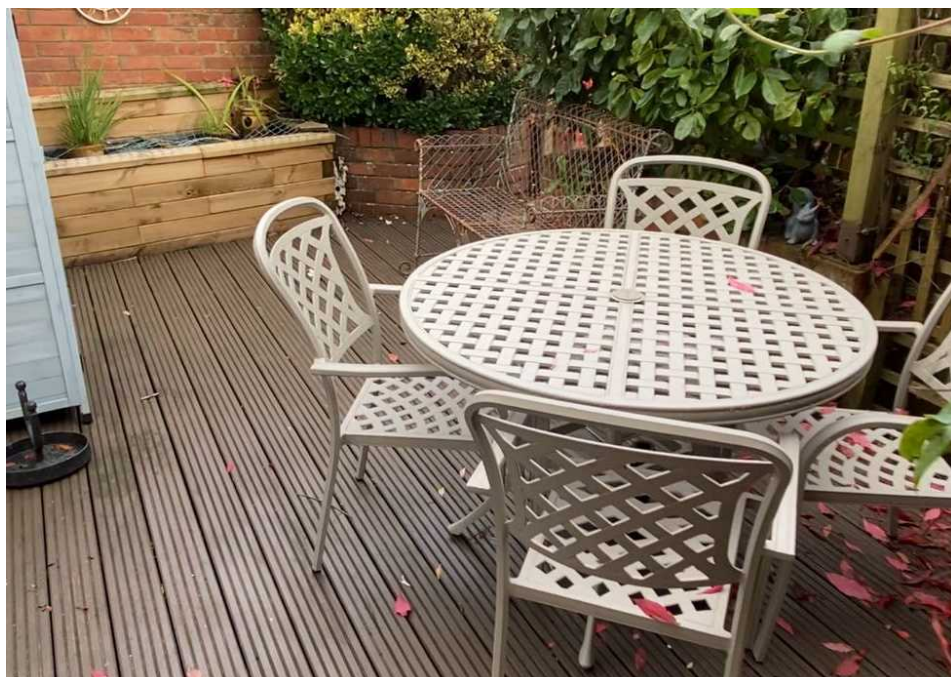


Tenure: Freehold

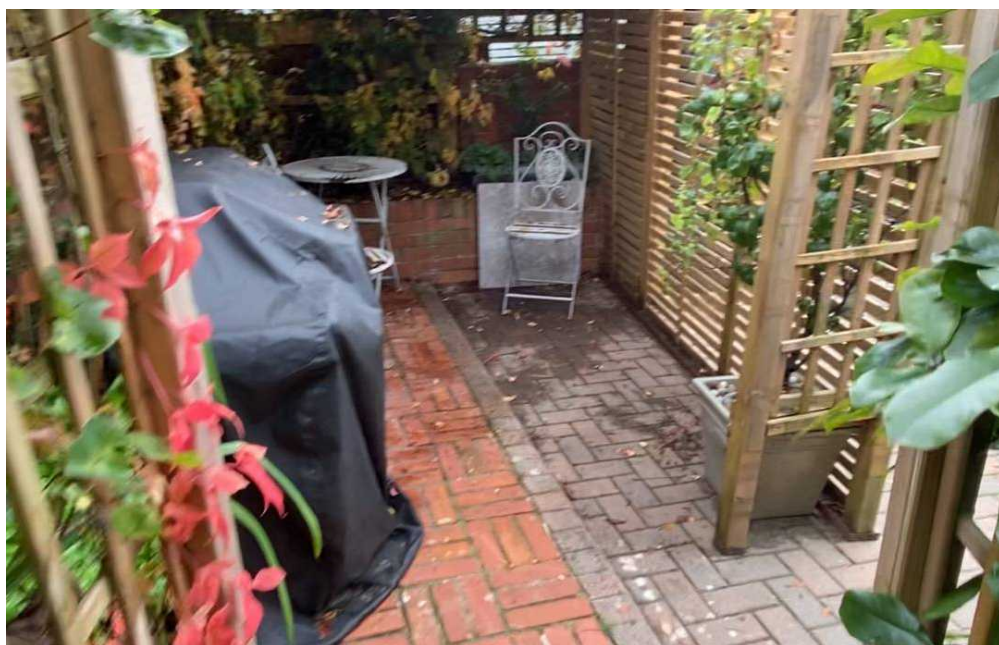
Council Tax Band C - £2166.66

Mains Services - Gas, Water and Electric.

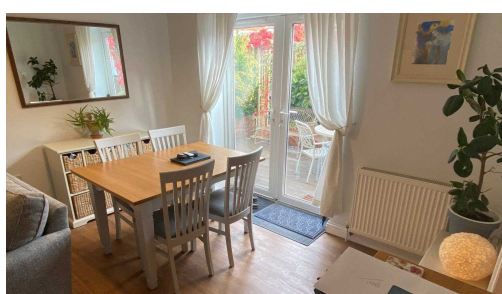
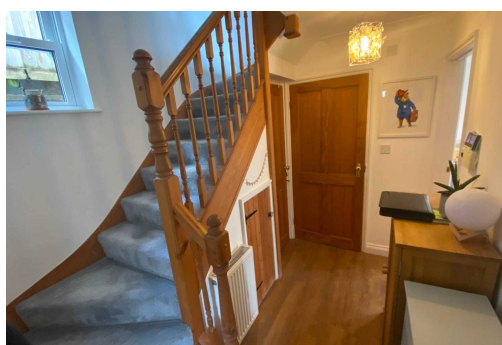
Broadband Speed - Ultrafast 1000 Mbps (According to OFCOM)



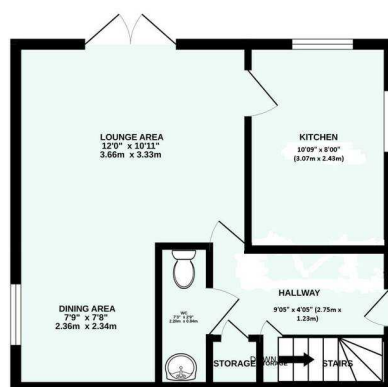
Teignmouth is a popular seaside resort on a stretch of red sandstone along the South Devon Coast. It is a coastal town that has a historic port and working harbour, with a Victorian Pier and promenade. There are sandy sea and river beaches excellent for sailing and water sports with two sailing clubs 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.



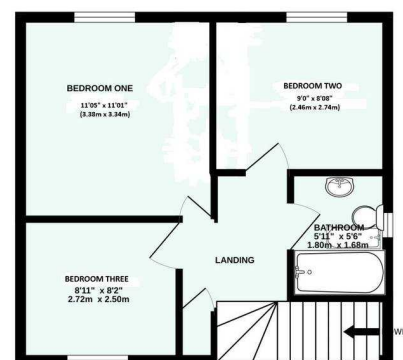
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GROUND FLOOR  
376 sq.ft. (35.0 sq.m.) approx.



1ST FLOOR  
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA: 747 sq.ft. (69.4 sq.m.) approx.  
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