



- MODERN TERRACED PROPERTY IN POPULAR RESIDENTIAL LOCATION
- NO ONWARD CHAIN
- IN GOOD DECORATIVE ORDER THROUGHOUT
- MODERN FITTED KITCHEN, LOUNGE
- TWO BEDROOMS, BATHROOM
- UPVC DOUBLE GLAZING, GAS CENTRAL HEATING
- FRONT AND REAR GARDENS, EXTERNAL STORE
- RESIDENTS PARKING AREA

Broadmeadow View, Teignmouth, TQ14 9BS

£195,000

A modern terraced property in popular residential location offered in good decorative order throughout and with NO ONWARD CHAIN. Accommodation briefly comprising; modern fitted kitchen, lounge, two bedrooms, bathroom, rural views, tastefully decorated, uPVC double glazing, gas central heating, front and rear gardens, external store, residents parking area.



Property Description

uPVC obscure double glazed entrance door into...

OEN PLAN ENTRANCE HALL/KITCHEN

Stairs rising to the upper floor. Radiator, dado rail, louvre door to boiler cupboard with wall hung Baxi gas boiler providing the domestic hot water supply and gas central heating throughout the property. Useful under stairs recess currently housing kitchen appliances. Open through to the FITTED KITCHEN: Cupboard and drawer base units under laminate rolled edge work surfaces, ceramic one and a half bowl drainer sink unit with mixer tap over, plumbing for washing machine, space for cooker, integrated wine rack, tiled splash backs, corresponding eye level units, glazed fronted display cabinet, concealed extractor hood, uPVC double glazed window to front aspect. Door through to...

LOUNGE

uPVC double glazed window and uPVC double glazed door giving access and outlook over the enclosed rear gardens. Radiator.

Stairs rising to the...

FIRST FLOOR LANDING

Hatch and access to loft space, continuation of dado rail. Doors to...

BEDROOM ONE

Two uPVC double glazed windows overlooking the rear aspect with pleasant views across neighbouring properties, over the river Teign estuary to open farmland. Radiator, range of sliding mirror fronted doors to built in wardrobes with hanging rail and fitted shelving.

BEDROOM TWO

uPVC double glazed window to front aspect with far reaching sea glimpses. Radiator. Door to deep store cupboard/wardrobe.





FAMILY BATHROOM

Suite comprising panelled bath with fitted shower, glazed shower screen, pedestal wash hand basin, low level WC, ladder style towel rail/radiator, part tiled walls, fitted extractor.

OUTSIDE

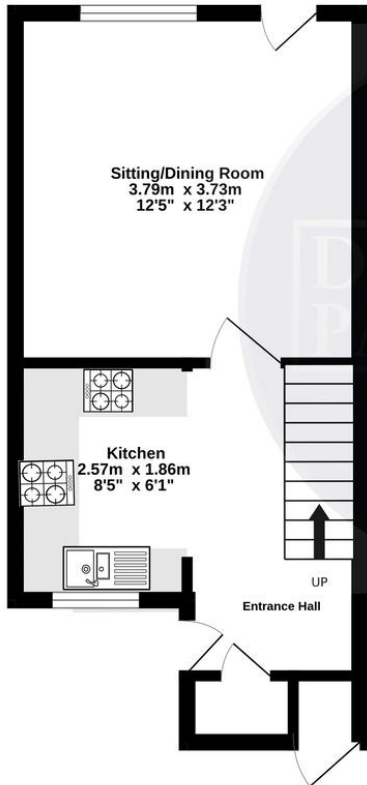
To the front of the property, a pathway divides a low maintenance gravelled front garden and leads to the main entrance with courtesy lighting. Door to external store cupboard with fitted shelving. To the rear is a low maintenance enclosed garden with gravel beds and an area of decking. Gated access to pedestrian pathway leading to the residents parking area.

MATERIAL INFORMATION - Subject to legal verification

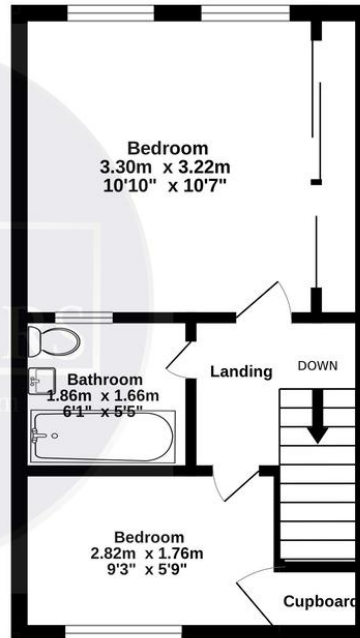
Freehold

Council Tax Band B

Ground Floor
26.6 sq.m. (286 sq.ft.) approx.



1st Floor
25.1 sq.m. (270 sq.ft.) approx.



TOTAL FLOOR AREA : 51.7 sq.m. (556 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		
(81-91) B		90
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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