

10 Valley Close, Teignmouth

£350,000 Freehold

Detached Split Level House • Stylish Family Kitchen/Sitting Room at Entrance Level • Downstairs WC • First Floor Living Room with Balcony and Views • Three Bedrooms, One En Suite • Family Bathroom • Garage converted to provide Office/Hobbies Room/Occasional Bedroom 4 • Driveway Parking for Three Cars • Good Sized Sunny West Facing Rear Garden • EPC - D

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Stepping into this immaculate property you enter an entrance vestibule with a useful shoe cupboard and a glazed door leads through to the wonderful kitchen/sitting/dining room.

At the entrance area of the kitchen there are full length large high gloss storage cupboards with a sliding shelf unit which match the kitchen cupboards and there is a downstairs cloakroom and an entrance to the stairs. The kitchen has a fitted corner dining leather booth that can seat up to ten, with the table and benching being included in the sale. There are high gloss base and wall units with work tops and tiled splashbacks, a stainless steel sink with mixer tap and an integrated fridge, freezer, dishwasher, washing machine and chrome gas hob with extractor hood, electric oven and microwave. Double glazed windows overlook the front and side aspects. The downstairs cloakroom comprises a low level flush WC, wall mounted wash hand basin and ladder style radiator.

Ascending the stairs to the half landing there is a door leading off to the light and spacious living room with double glazed sliding doors to a balcony which has views across the nature reserve and distant sea and town views.

From the half landing a further small staircase leads up to the second and third bedrooms, both of which have double glazed windows to the front aspect. Also on this level is the modern family bathroom comprising a panelled bath, shower cubicle with Triton electric shower, pedestal wash hand basin, low level WC, heated towel rail and obscure double glazed window to the rear aspect. Stairs rise to the upper landing where there is a storage cupboard, airing cupboard housing the hot water tank, loft access hatch, a double glazed sliding door giving access to the rear garden and a door leading to bedroom one. The main bedroom has a double glazed window to the front aspect with views across the town and out to sea, fitted wardrobes and a door leading to the en-suite. The en-suite comprises a low level WC, pedestal wash hand basin, shower cubicle, heated towel rail and an obscure double glazed window to the front aspect.

There is gas central heating.

Accessed at the side of the property there is a useful studio room that was formerly the garage. This has light and power and can be used as office or hobbies space and an occasional bedroom perhaps.

MEASUREMENTS:

Kitchen/Dining Room 18'04" x 9'10" (5.59m x 3.00m), Living Room 16'07" x 10'08" (5.05m x 3.24m), Bedroom 10'05" x 6'02" (3.17m x 1.89m), Bedroom 10'05" x 9'10" (3.17m x 3.00m), Bedroom 12'00" x 10'10" (3.65m x 3.29m), Studio 11'04" x 10'06" (3.45m x 3.19m)

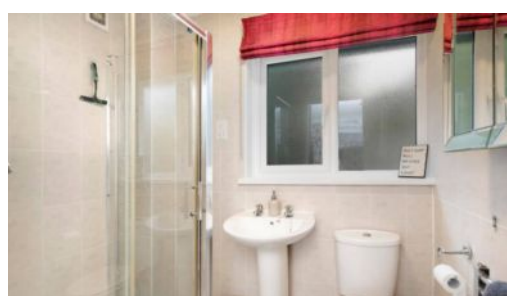
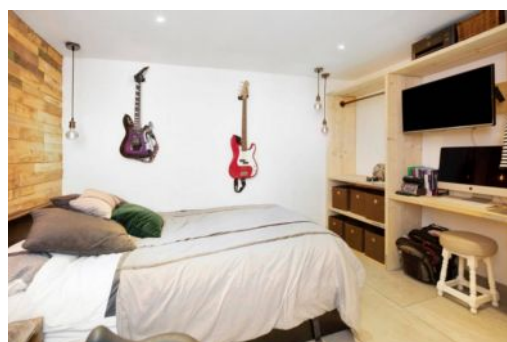


Tenure - Freehold

Mains Services - Gas, Electric and Water

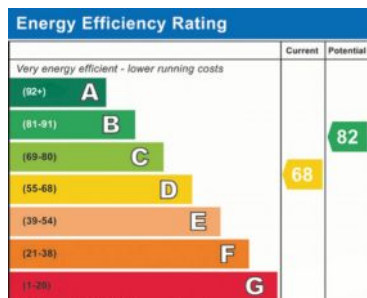
Council Tax Band D - £2460 per annum

Broadband - Ultrafast 1000Mbps (According to OFCOM)





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TOTAL FLOOR AREA : 113.0 sq.m. (1217 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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