



Modern Reverse-Level End Terrace House In A Select Development Of Just Seven Properties, Offering Flexible Two/Three-Bedroom Accommodation, Open-Plan Living, Two Parking Spaces, No Onward Chain And A Highly Convenient Location Close To The Town Centre, Seafront And Mainline Station.

10 Higher Brimley Road | Teignmouth | TQ14 8JS

complete.

thoroughly good property agents

**PROPERTY TYPE**

End Terrace House

**SIZE**

818 sq ft

**LOCATION**

Town

**AGE**

Modern

**BEDROOMS**

3

**RECEPTION ROOMS**

1

**BATHROOMS**

1

**WARMTH**

Gas Central Heating

**PARKING**

Off Road Parking

**OUTSIDE SPACE**

Garden

**EPC RATING**

B - 83

**COUNCIL TAX BAND**

C

**in a nutshell...**

- Modern End Terrace House
- Exclusive Development Of Seven Properties
- Two/Three Bedrooms With Flexible Layout
- Bright Triple-Aspect Open-Plan Living Space
- Contemporary Fitted Kitchen With Integrated Appliances
- Reverse-Level Design With Modern Finish
- Main Bedroom With Walk-In Dressing Room
- Two Parking Spaces Including Former Garden Area
- Close To Town Centre, Seafront And Mainline Station





the details...

Built in 2017, this modern freehold end of terraced house forms part of an exclusive and well-maintained development of just seven properties. Offered to the market with no onward chain, the property is ideal for buyers seeking a smooth and straightforward purchase.

Designed with a contemporary reverse-level layout, the house offers bright, flexible accommodation suited to modern living, all within easy reach of the town centre, seafront, beaches and excellent transport links.

The upper level comprises a welcoming entrance hall with loft access, a convenient WC and a versatile third bedroom which could equally be used as a dining room or home office. The main living space is a standout feature, enjoying a triple-aspect position that floods the room with natural light. This open-plan living room and kitchen creates an excellent social space, with the kitchen fitted with a stylish range of wall and base units, integrated appliances and ample worktop space.

Stairs lead down to the lower level where two well-proportioned double bedrooms are located, both similar in size. The main bedroom benefits from a useful walk-in dressing room, while the family bathroom is fitted with a modern, partially tiled suite. Additional storage is provided by an understairs cupboard and a recessed utility area housing plumbing for a washing machine and dryer, with the ideal boiler positioned above.

Outside, the property enjoys generous parking arrangements including an allocated space and a second fenced area directly beside the house, which was previously used as a private garden. The development itself is attractively presented with a brick-paved communal driveway, traditional-style street lighting, bike storage and designated refuse and storage areas.

Further benefits include gas central heating, double glazing throughout and an impressive EPC rating of B, making this an efficient and comfortable home in a sought-after location.



AGENTS NOTES

Service Charge: £720 Per Annum

Mains Services: Gas, Electric And Water

Sewage: Mains with Kingspan pump

**Broadband: Ultrafast Up To 1000Mbps
(According To OFCOM)**

**Allocated Parking Plus Additional Fenced
Parking/Garden Area**

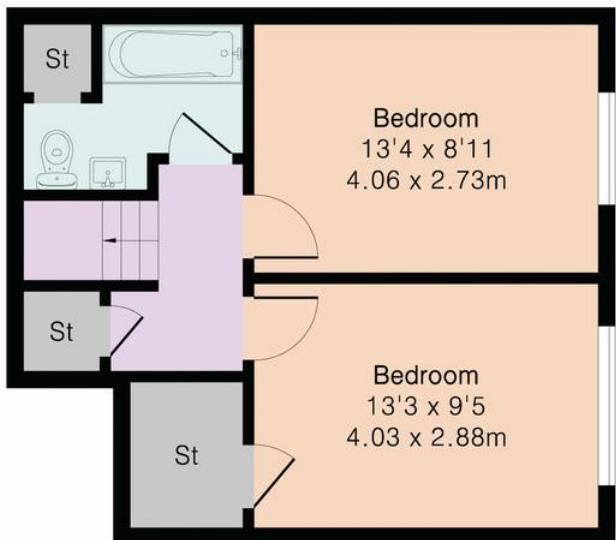


the floorplan...

Approximate Gross Internal Area 816 sq ft - 76 sq m

Ground Floor Area 408 sq ft – 38 sq m

First Floor Area 408 sq ft – 38 sq m



Ground Floor



First Floor



the location...

Travel

Orchard Gardens
0.14 mi • Bus stop or station
Lower Brimley Road
0.14 mi • Bus stop or station
Teignmouth Rail Station
0.14 mi • Train station

Schools

Teignmouth Community School, Exeter Road

0.13mi •

Trinity School

0.56mi •

Our Lady And St Patrick's Roman Catholic Primary School

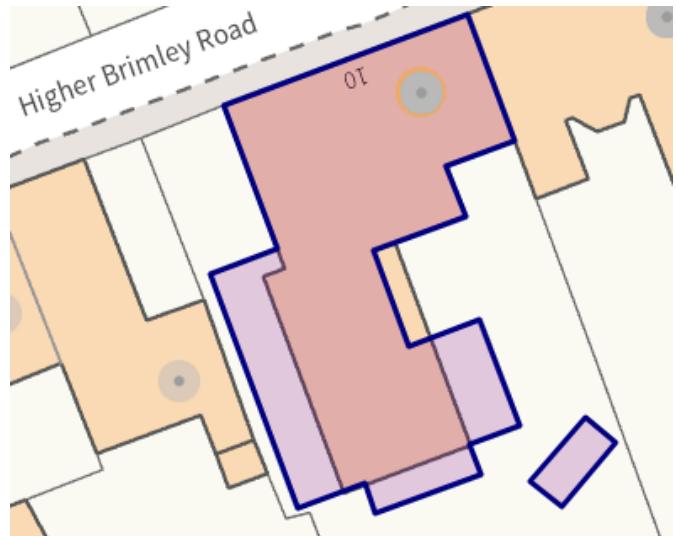
0.59mi •

Teignmouth Primary School

0.73mi •

Please check Google maps for exact distances and travel times.

Property postcode: TQ14 8JS



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