



86 Kingsway, Teignmouth

Guide Price £225,000





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Teignmouth

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- END TERRACED FAMILY HOME
- SPACIOUS KITCHEN DINER
- LIVING ROOM WITH WOOD BURNER
- THREE BEDROOMS
- LOW MAINTENANCE OUTDOOR SPACE WITH PATIO
- POTENTIAL FOR OFF ROAD PARKING WITH COVERED CARPORT



Positioned on a nice corner plot this well-presented three-bedroom home offers comfortable and practical living space throughout, making it an ideal choice for first-time buyers, families, or investors.

The bright and cosy living room features a front-facing double glazed window and a charming wood burner with mantle and surround, creating a warm focal point. There is also useful under-stairs storage.

To the rear, the kitchen is fitted with a range of matching wall and base units, offering ample storage and worktop space. There is space for an upright fridge freezer, cooker and tumble dryer, along with plumbing for both a washing machine and dishwasher.

Upstairs, the first-floor landing provides access to the loft space. There are three bedrooms, including two generous doubles. Bedroom one enjoys a front aspect, bedroom two benefits from built-in wardrobes and a rear aspect, and bedroom three includes a useful over-stairs cupboard with hanging rail. The bathroom is fitted with a walk-in shower cubicle with electric shower, pedestal wash hand basin, low level WC and heated towel rail.

Externally, the property offers low-maintenance outdoor space. The rear garden is mainly laid to patio and provides access to a service lane and an under-cover car port. There is also an outside tap. To the side of the property is a covered car port with power and light. The front garden is enclosed and mainly laid to patio. There is side access leading to the car port area, which has potential for off-road parking (subject to the relevant permissions, as the kerb is not currently dropped).

A practical and well-maintained home with useful outdoor space and excellent potential — early viewing is highly recommended.





uPVC double glazed entrance door into...
ENTRANCE HALLWAY

With cupboard housing fuse box and electric meter,
radiator, tiled flooring.

Stairs rising to the first floor.

Door into...

LIVING ROOM

uPVC double glazed window to front aspect, wood burner
with mantle and surround, cover ceiling, radiator, under
stairs storage cupboard.

KITCHEN

Fitted with a range of matching wall and base units with
space for upright fridge freezer, cooker and tumble dryer,
space and plumbing for washing machine and
dishwasher, wall mounted extractor fan, uPVC double
glazed window to rear aspect, wall mounted gas boiler,
radiator, coved ceiling. Tiled flooring.

FIRST FLOOR LANDING

Double glazed window to side aspect, access to loft
space.

BATHROOM

With walk-in shower cubicle with electric shower,
pedestal wash hand basin, low level WC, heated towel
rail, obscure double glazed window to rear aspect,
extractor fan.

BEDROOM TWO

uPVC double glazed window to rear aspect, radiator, built
in wardrobes.

BEDROOM ONE

uPVC double glazed window to front aspect, radiator.



BEDROOM THREE

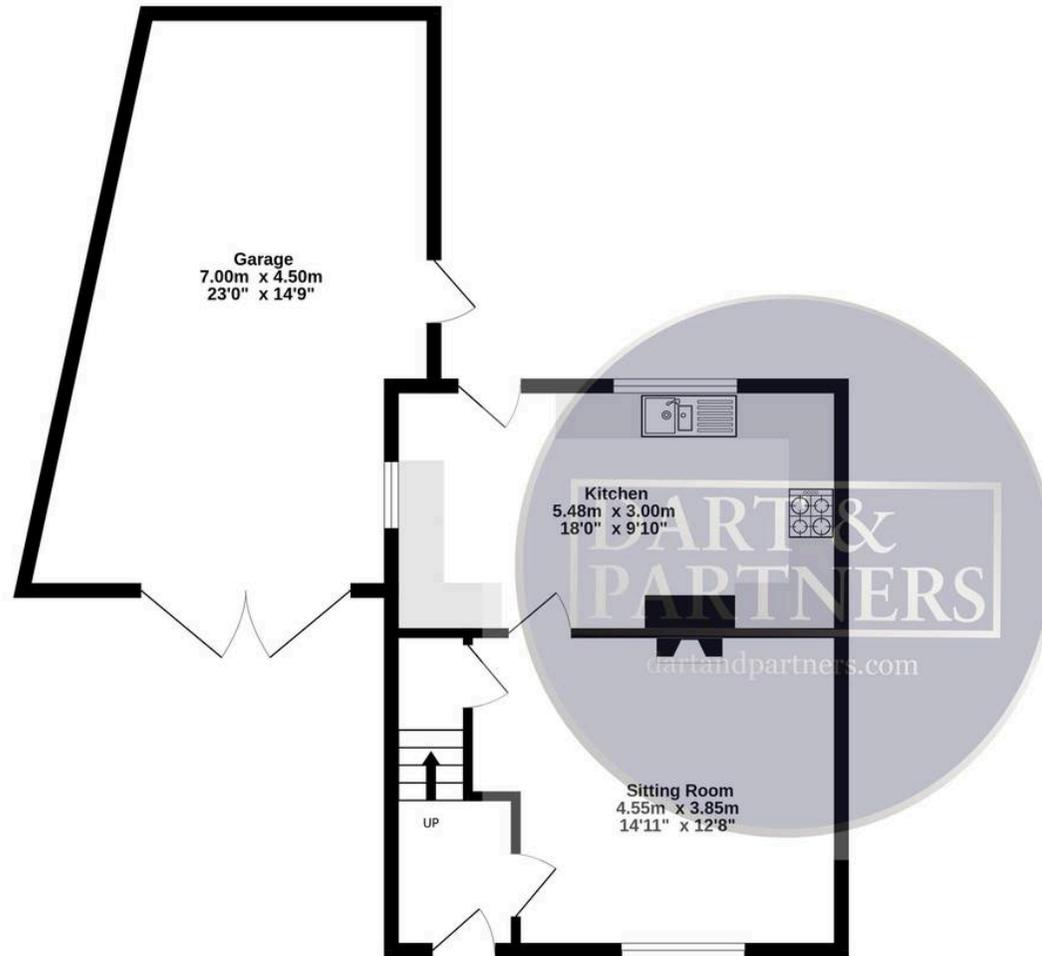
uPVC double glazed window, radiator, cupboard over stairs with hanging rail.

OUTSIDE

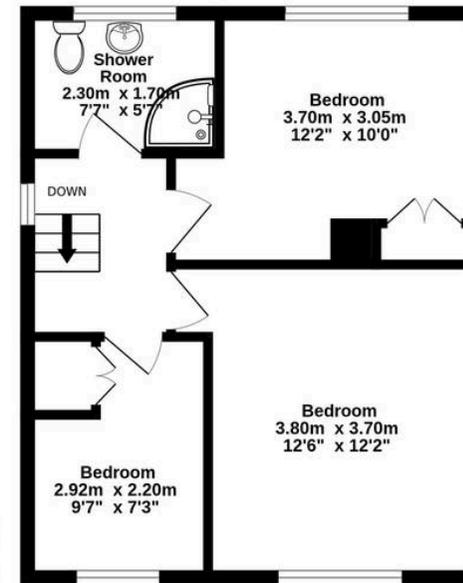
The rear garden is mainly laid to patio with access to a service lane and under cover car port. Outside tap. To the side of the property is a car port with roof, power and light. To the front of the property there is an enclosed fenced garden, mainly laid to patio. To the side of the property there is access to the car port and a hardstanding that is currently used as off road parking by the current owners however buyers are advised that there is no dropped curb.



Ground Floor
65.4 sq.m. (704 sq.ft.) approx.



1st Floor
37.0 sq.m. (399 sq.ft.) approx.



TOTAL FLOOR AREA : 102.4 sq.m. (1102 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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