



A spacious two-bedroom semi-detached house in a desirable location. The property is well presented throughout and benefits from a large conservatory. There is off road parking and a very generous garden.

79 Headway Rise | Teignmouth | TQ14 9UL



thoroughly good property agents



PROPERTY TYPE

Semi-Detached House



SIZE

710 SQ FT



LOCATION

Teignmouth



AGE

1950s, 1960s and 1970s



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

C 71



COUNCIL TAX BAND

B



### in a nutshell..

- Two Double Bedrooms
- Well Presented Throughout
- Spacious Garden
- Countryside Views
- Close to Local Primary Schools
- Conservatory
- Off Road Parking



## the details...

### THE PROPERTY

Check out this excellent, semi-detached property with two bedrooms, a conservatory, parking, and a large, enclosed rear garden, in an elevated position in the popular seaside town of Teignmouth.

Inside, it is well-presented with stylish decor throughout, and it feels warm and welcoming with gas central heating and double-glazing.

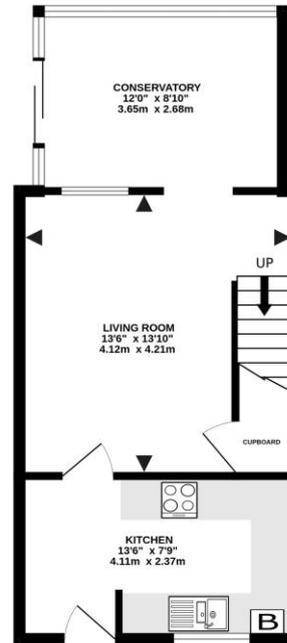
The accommodation briefly comprises, on the ground floor, a good-sized, modern kitchen with plenty of solid-oak worktop space, and a range of fitted cupboards providing ample storage, a double-oven, ceramic hob and filter hood above, floor space for an upright fridge/freezer, space with plumbing beneath the worktop for a washing machine, and a wall-mounted condensing combi-boiler providing the central heating and hot water on demand, a light and airy living room with painted floorboards, and a staircase rising to the first floor with a cupboard beneath, and a conservatory, currently used as a dining room, with patio doors to the garden.

Upstairs, there are two bedrooms, both doubles, one with a cupboard above the stairs, and a bathroom containing a bath with a shower over, a basin, and a hidden-cistern WC.

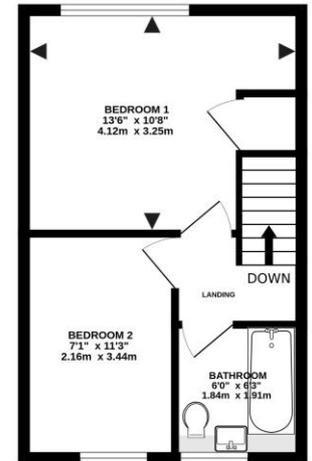
Outside, the rear garden is surprisingly large, terraced, and is fully enclosed making it pet friendly. There is a paved patio area, a greenhouse beside a gate providing alternative access to the front, and a steps up to a terrace of timber decking with plants, shrubs, and a small timber shed, and the steps continue up to an area of lawn, a duck run, and a large enclosure for chickens.

There is a minimal maintenance area of garden at the front, with wood-chipped beds of hardy shrubs, and there are two allocated parking spaces at the rear of a neighboring property.

GROUND FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



1ST FLOOR  
302 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA : 710 sq.ft. (65.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any 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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## the location...

Teignmouth has a great deal to offer, not least its superb sandy beach, award winning children's play area and the nearby golf courses. Water sport activities are well catered with two sailing clubs, deep water moorings and a diving school. This picturesque town has a Victorian Pier and new theatre and a wide selection of bars and restaurants, and well-known shops and supermarkets including Lidl and Morrisons. It also benefits from easy access to the A380, and the mainline railway station at Teignmouth and the International Airport at Exeter convenient facilities.

### Shopping:

Morrisons: 1.3 miles

Town Center: 1.2 miles

### Relaxing

Teignmouth Golf Club: 1.2 miles

Teignmouth Beach: 1.5 miles

### Travel

Local Bus Stop: 0.5 miles

Train Station: 1.3 miles

Exeter Airport: 16.6 miles

### Schools

Primary School: 0.4 miles

Secondary School: 1.0 miles

Please check Google maps for exact distances and travel times. **Property postcode: TQ14 9UL**



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