



A spacious three-bedroom family home located close to local amenities and within walking distance to the local primary school. The property benefits from allocated parking and stunning estuary views.

36 Kingsway | Teignmouth | TQ14 9AQ





PROPERTY TYPE

Terraced House



SIZE

1058 SQ FT



LOCATION

Teignmouth



AGE

1950s, 1960s and 1970s



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Central Heating



PARKING

Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

D66



COUNCIL TAX BAND

B



in a nutshell...

- Chain Free
- Off Road Parking
- Family Home
- Well Presented Throughout
- Three Bedrooms
- Close To Public Transport
- Estuary Views
- Walking Distance to Local Primary School
- Spacious Property



the details...

THE PROPERTY

Located on the outskirts of Teignmouth is this three bedroom end of terrace family home. With views across the estuary towards Dartmoor and local public transport in close proximity, this property also ticks the boxes for that all important first move. Both spacious and well presented throughout, this property is a must see! Towards the front of the property there is a small front garden area with stairs leading to the front door.

STEP INSIDE

As you step through the front door there is a small entrance porch which provides the perfect space for shoes and coats. There is also an opportunity to get a look at the stunning estuary view out of the porch window. A door on the right hand side leads into the hallway. A spacious area which again has room for the storage of coats and shoes or further storage furniture. There are stairs to the first floor, access to a storage cupboard and doors to primary rooms.

The first door on the right hand side of the hallway is the lounge. A very spacious, light room with ample space for furniture and a stunning view out to the estuary and towards Dartmoor. There is the surround and mantle for a fireplace which was previously in place but has now been removed. Next door to the lounge is the kitchen. Another light room that has space for table and chairs towards the centre of the room. There is a range of matching wall and floor mounted units with work surface over. The kitchen has an integral oven, hob and sink with drainer to side. There is also space for washing machine, dishwasher and fridge freezer as well as an internal storage cupboard. To the left hand side of the kitchen is a door through to a utility/storage area. It currently has integral wardrobes along the back wall and there is a door out to the rear garden.

THE UPSTAIRS

As you stand at the top of the stairs, there is a fair sized landing with access to the loft and doors to further rooms. There are three spacious bedrooms. Two of which are large doubles and all three have integral storage cupboards. The main bedroom is to the front of the house. It is a very spacious room and has a bay window that provides an incredible view out to the estuary. The second bedroom is at the rear of the property but again is a spacious double room with integral storage. The third bedroom runs alongside the main bedroom at the front of the house and provides that stunning estuary outlook. The final room upstairs is the family bathroom. There is a large walk in corner shower cubicle, low level WC and a wash hand basin. The bathroom also has a wall mounted heated towel rail.

THE OUTSIDE

To the front of the property there is a small front garden that has the space for a small table and chairs on a decked area. The rest of the front garden has an array of plants and shrubs either side of the stairs to the front door.

The rear garden is a spacious patio area with flower beds to the rear and side. There is ample room for garden furniture and the flower bed has a variety of different roses. The gate to the back corner of the garden leads to the car park where there is allocated parking in place directly outside the garden gate.



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

Supermarket: 0.6 miles
Tesco Express: 0.4 miles
Town Centre: 1.1 miles

Relaxing

Teignmouth Golf Club: 1.5 miles
Teignmouth Beach: 1.2 miles
Teignmouth Play Park: 1.3 miles

Travel

Local Bus Stop: 0.1 mile
Train Station: 1.0 mile
Exeter Airport: 16.9 miles

Schools

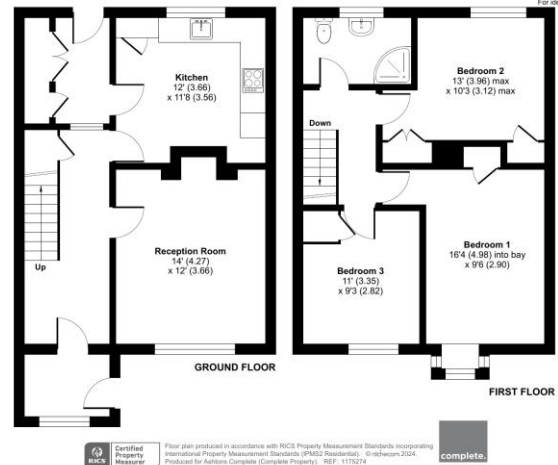
Primary School: 0.4 miles
Secondary School: 0.9 miles
Independent School: 1.5 miles

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