



Teignmouth

2x 1x

ENERGY
RATING
C71

- Virtual Tour Available
- Modern End-Terraced House
- 2 Double Bedrooms
- Spacious Lounge/Diner
- Fitted Kitchen
- Bathroom with Shower Cabinet
- Communal Garage Beneath
- Gas Central Heating
- Double Glazing
- Popular Seaside Town

Guide Price:
£210,000
LEASEHOLD

1 West Cliff Heights, Parson Street, Teignmouth, TQ14 8FH

A deceptively spacious two double bedroom end terrace home boasting light and airy accommodation, parking within a communal basement garage and situated in a convenient location close to the town centre and will appeal to a wide range of buyers making an ideal first purchase or family home.

Teignmouth is a thriving seaside resort offering a wide selection of shops, schools, restaurants, supermarkets and leisure facilities. There is a glorious sea front with beach, promenade, pier, theatre and open area where activities and fairs are held, known locally as 'The Den'. There is a mainline railway station and good access to neighbouring towns and cities.

Accommodation: A uPVC part-decorative obscure double glazed entrance door leads to the entrance hallway with stairs to first floor, cupboard under, further storage cupboard and laminate flooring. A door leads to a spacious, light and airy lounge which is dual-aspect with windows to side and rear, feature fireplace, laminate flooring and wall lights. The kitchen is extensively fitted with a modern range of wall and base units, rolled edge work surfaces with tiled splashback, inset single drainer sink unit, space for appliances, spotlights and window to front.

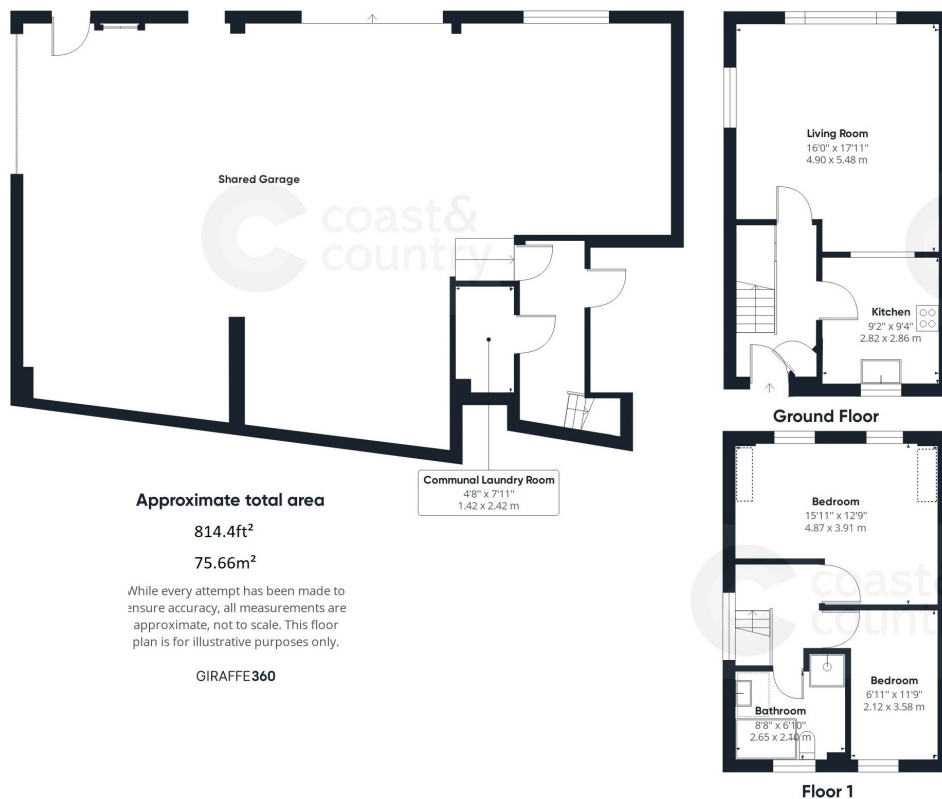
On the first floor the landing has access to loft and a window to side. Bedroom one which is also light and airy has two windows to rear and laminate flooring. Bedroom two has a window to front and laminate flooring. The bath/shower

room comprises a corner panelled bath, low-level WC, shower cubicle, vanity, wash-basin, spotlights and obscure-glazed window. Gas central heating and double glazing are installed.

Parking: Outside there is a shared laundry room with space for washing machine, and allocated parking and storage within the communal garage.

Directions:

Heading into Teignmouth from Newton Abbott proceed along Bitton Park Road which leads onto Exeter Road and take the first right onto Quay Road and first right again onto Parsons Street. Continue over the railway line and take the immediate left where Westcliff Heights can be found at the end.



Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Notes:

Council Tax: Currently Band C

Tenure: Leasehold. Lease: 999 years from February 2002

Ground Rent: Currently £100 per annum. Review Period: Annually.

Charges: ¼ of buildings insurance.

Mains water. Mains drainage. Mains electricity. Mains gas.

There is a covenant in place which prevents the property from being let out.

Floor Plans - For Illustrative Purposes Only

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes are ± 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.