



SIMPLY GREEN

Westcliff Heights,  
Parsons Street,  
Teignmouth

Welcome to this delightful two-bedroom house located in the heart of Teignmouth, a charming coastal town on the South Devon coastline.

This property offers a blend of modern living, beautiful views, and a prime location just minutes from the beach.

#### Interior Highlights:

As you step into the entrance hall, you're immediately greeted by a sense of space and functionality. A staircase leads to the first-floor landing, accompanied by an understairs cupboard offering handy storage. There's also a further storage cupboard for your convenience, while the practical laminate flooring extends throughout the ground floor. The entry phone handset allows secure access, and a radiator ensures warmth in cooler months.

#### Living Room:

The living room is a light-filled, generously sized space designed to be the heart of the home. The continuation of the laminate flooring creates a seamless flow from the entrance hall. A modern focal point fireplace, featuring an integrated electric and fanned convector heater, offers both style and warmth, with the added bonus of being connected to the central heating system. The large uPVC double-glazed tilt-and-turn windows frame stunning views of the neighbouring properties and the railway line below, offering a glimpse of Teignmouth's charming townscape and Shaldon beyond. The room is well-equipped with television and telephone points, as well as four wall light points, allowing you to create the perfect atmosphere. Whether relaxing or entertaining, this living room offers both comfort and versatility.

#### Kitchen:

The kitchen is a bright and functional space, fitted with a range of base and wall units for ample storage. One unit houses the boiler, ensuring everything is neat and tidy. The sleek grey worktops contrast beautifully with the crisp white cabinetry, and the design incorporates a breakfast bar area, making it the perfect spot for casual dining or socializing. An arched opening connects the kitchen to the living room, enhancing the sense of openness and allowing for easy interaction between spaces. The kitchen is equipped with a range of modern appliances, including an integral electric oven, gas hob with an extractor hood above, and space for a dishwasher and other under-counter appliances. A uPVC double-glazed window looks out onto a covered courtyard, bringing in natural light while maintaining privacy.

#### First Floor

The first-floor landing offers a peaceful retreat with access to the roof space. It leads to both bedrooms and the family bathroom, ensuring privacy and separation between the living areas and sleeping quarters.

#### Bedroom 1:

This spacious double room is flooded with natural light, thanks to two uPVC double-glazed tilt-and-turn windows. The elevated outlook offers breath taking views over the town, the River Teign, and the picturesque rural fields beyond, providing a serene setting. Fitted wardrobes offer excellent storage, helping to keep the space uncluttered and organized. This room is versatile, with the potential to be split into two smaller rooms, allowing for a third bedroom if required. It's a peaceful haven, ideal for unwinding after a busy day.

**Bedroom 2:** This cosy room features a uPVC double-glazed tilt-and-turn window that lets in plenty of light. A fitted double wardrobe provides useful storage space, while the radiator ensures warmth. Though smaller than Bedroom 1, it offers a comfortable space that could serve as a guest room, home office, or additional bedroom.

#### Bathroom:

The family bathroom is thoughtfully designed with functionality and comfort in mind. It features a corner bath, perfect for soaking in after a long day, and a corner shower enclosure with a thermostatic mixer for an invigorating shower experience. The close-coupled WC and matching hand basin complete the suite. An obscure double-glazed window ensures privacy, while an extractor vent helps maintain ventilation. The radiator provides additional warmth, making this space equally practical and relaxing.

#### Outdoor Features and Communal Spaces:

**Private and Secure Parking:** The property offers a pedestrian and vehicle security entrance that leads to a communal garage area. Here, you'll find an allocated parking space, making it convenient to come and go with ease. The garage includes additional storage space and is accessed via an electrically operated roller door, providing security and peace of mind.

#### Communal Areas:

The property also shares access to communal amenities that enhance daily living. A communal washing line is available for drying clothes, while the bin store keeps waste neatly out of sight. For added convenience, there's a communal laundry room where residents can store their private washing machines, along with a commercial tumble dryer for shared use.

**Covered Courtyard:** Just outside the entrance door, a covered brick-paved courtyard runs the full length of the property. This sheltered outdoor space offers a private area for relaxation, perfect for enjoying the fresh air or entertaining guests. It enhances the property's charm, providing a seamless flow between the indoors and outdoors.

This home is perfect for those seeking a blend of modern comforts, stunning views, and a vibrant coastal lifestyle. With its spacious interior, secure parking, and unbeatable location, it's an opportunity not to be missed.

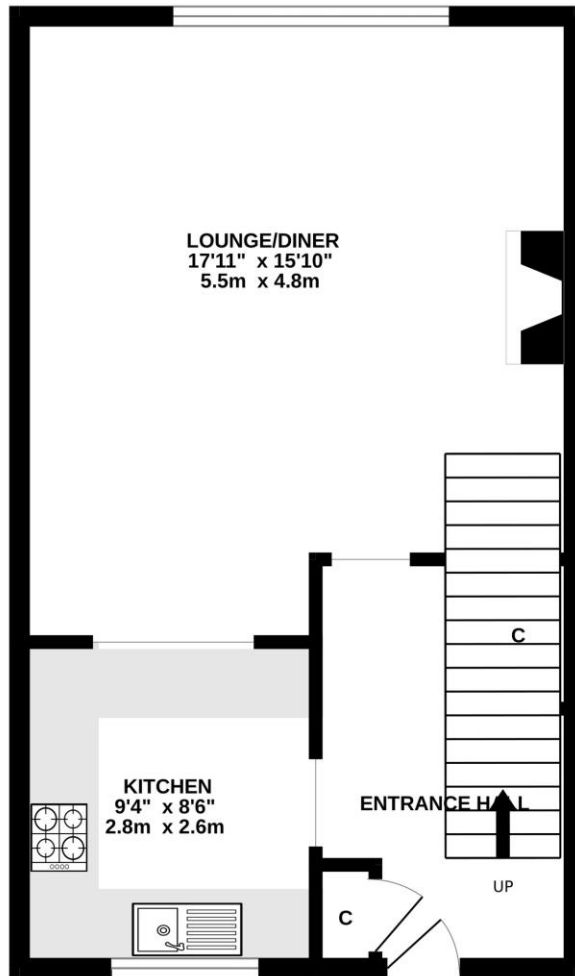




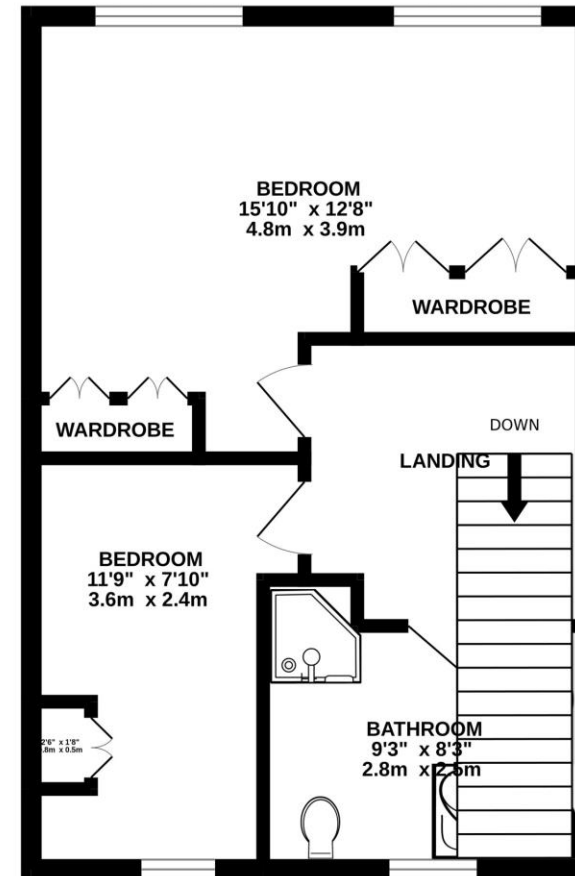




GROUND FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



1ST FLOOR  
386 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 811 sq.ft. (75.3 sq.m.) 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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**COUNCIL TAX BAND: C**

**TENURE: LEASEHOLD –  
976 YEARS REMAINING**

For more information on this house or to arrange a viewing please call the office on:

**01626 798440**

Alternatively, you can scan below to view all of the details of this property online.



### **Location:**

Teignmouth is a sought-after seaside resort that combines natural beauty with a rich history. Set along a stretch of red sandstone cliffs, the town boasts a Victorian pier, sandy beaches, and a working harbour, all contributing to its coastal charm. The town is popular with both residents and tourists alike, offering a range of activities from sailing to water sports. With independent shops, bars, restaurants, schools, and a small hospital, Teignmouth offers the perfect balance of convenience and tranquility. Just moments away, you can enjoy the scenic walks along the beach or explore the picturesque countryside. Whether you're seeking a peaceful retreat or an active lifestyle, Teignmouth offers it all.

### **Restrictions**

Property to be owner occupied, no subletting or leasing out (including parking spaces)No smoking or vaping in communal areas

Public areas to kept clean and tidy

No pets

Monthly - EDF electricity - average £50 per month - divided by 4 properties

Annually - £100 per property to the sinking fund

Annually - Buildings insurance, 2024 was £800 - divided by 4 properties

Annually we pay our accountant for filing our accounts and Companies House information - around £150 - to be divided by 4 properties

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