



**Connells**

Port Side Kingsdown Close  
Teignmouth



# Port Side Kingsdown Close Teignmouth TQ14 9AX

for sale guide price  
**£450,000**



## Property Description

\*Guide Price £450,000 - £475,000\*

Welcome to Port Side, a spacious four bedroom semi detached property in the desirable coastal town of Teignmouth. Boasting stunning sea views and a fantastic location, this home offers an exciting opportunity for those looking to modernise and create a bespoke home to suit their needs.

The property features a versatile layout spread across two floors. The ground floor includes a bright lounge, a kitchen/dining room, and two well-proportioned bedrooms, alongside a family bathroom and conservatory.

The lower ground floor provides additional living space with two further bedrooms, a shower room, and a generous living room, making it ideal for multi-generational living or a flexible family setup.

Additional features include a garage, workshop, and plenty of storage space. The property is sold with vacant possession and no onward chain.

Located in Teignmouth, this home is perfectly positioned to take advantage of the town's vibrant atmosphere, local amenities, and beautiful beach. The panoramic sea views and the opportunity to modernise make this property a truly unique offering.

Don't miss your chance to secure this fantastic coastal home with endless potential.

## Front Of The Property

Shared driveway with parking for multiple vehicles, area of lawn, mature trees and shrubs, steps leading up to the main entrance of the property.

## Entrance Porch

Space for coats and shoes, door into the main hallway.

## Entrance Hallway

Spacious hallway, storage cupboard, wall mounted radiator and stairs leading to the lower ground floor.

## Lounge

21' 2" max x 17' 9" max ( 6.45m max x 5.41m max )

Large double glazed sliding patio doors to the front which leads onto a balcony where you can enjoy stunning sea views, feature brick fireplace with gas fire, two storage cupboards, space for dining table and a wall mounted radiator.

## Kitchen

14' max x 12' 1" max ( 4.27m max x 3.68m max )

Double glazed window to the side of the property, wall and base units, one and a half bowl stainless steel sink/drain, four ring gas hob with extractor over, integrated eye level oven, space for fridge freezer, plumbing for washing machine, space for tumble dryer or undercounter fridge freezer, wall mounted radiator and obscure double glazed door to the rear garden.

## Bedroom One

12' 5" max x 12' 1" max ( 3.78m max x 3.68m max )

Double glazed window to the side of the property, wall mounted radiator and a double glazed sliding patio door into the conservatory.

## Conservatory

Double glazing to the front and sides of the property, with a door to the upper balcony.

## Bedroom Two

8' 8" max x 8' 8" max ( 2.64m max x 2.64m max )

Double glazed window to the side of the property and a wall mounted radiator.

## Bathroom

Two obscure double glazed windows to the rear, four piece bathroom suite comprising a bath, corner shower cubicle, vanity wash hand basin and WC unit, fully tiled, shaver point and a wall mounted radiator.

## Lower Ground Floor

Stairs to the lower ground floor. Storage cupboards.

## Workshop

18' 8" max x 8' 5" max ( 5.69m max x 2.57m max )

Wall mounted radiator and door to the garage.

## Living Room

16' 6" max x 12' 4" max ( 5.03m max x 3.76m max )

Double glazed window to the front and side of the property, door leading to the side of the property, wall mounted radiator and door leading to bedroom three.

## Bedroom Three

10' max x 8' 8" max ( 3.05m max x 2.64m max )

Double glazed window to the side of the property and a wall mounted radiator.

## Bedroom Four

## Shower Room

Obscure double glazed window to the front, shower cubicle, WC, wash hand basin.

## Rear Garden

Low maintenance patio area.

## Garage

16' max x 10' max ( 4.88m max x 3.05m max )

Side hinged doors with lights and power.

## Agent Notes

We have been made aware that all houses on Kingsdown Close contribute to the up-keep.



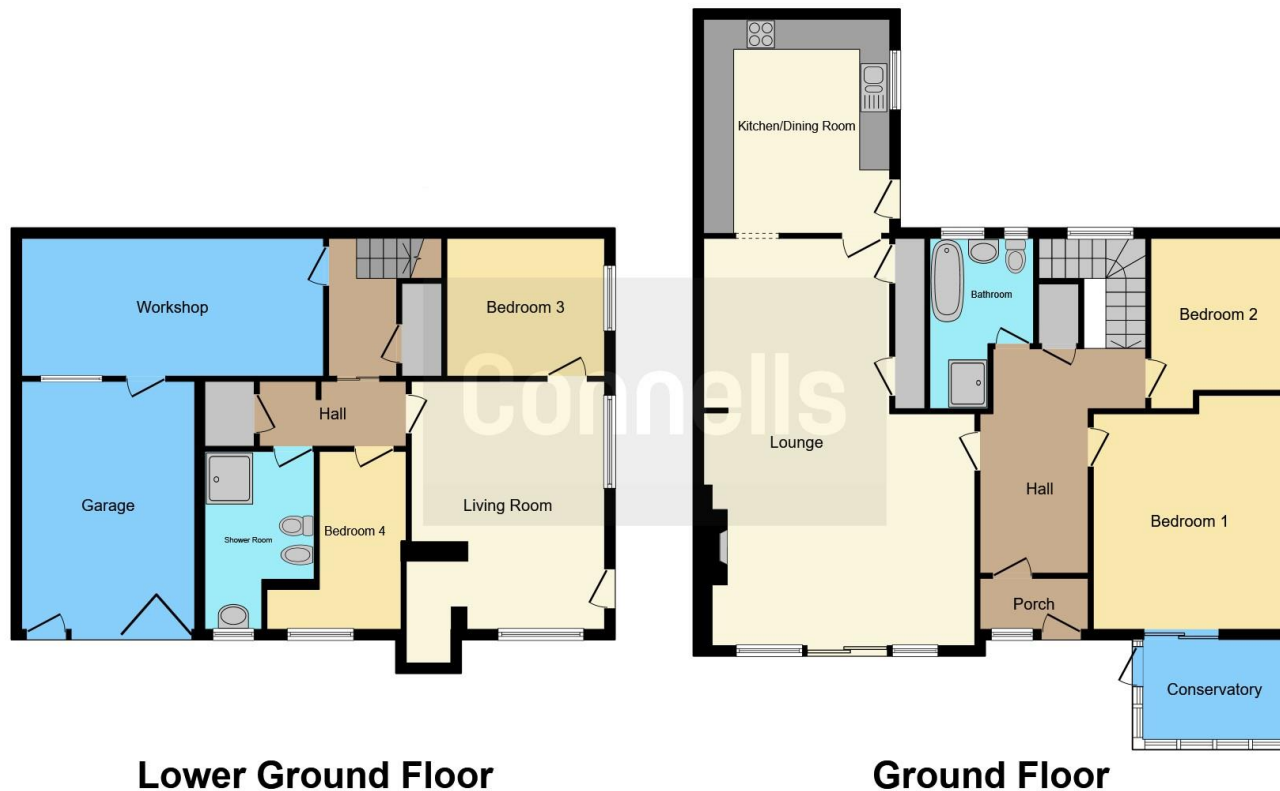












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

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Tenure: Freehold



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