



- IMMACULATELY PRESENTED SEMI DETACHED FAMILY HOME
- CONVENIENTLY LOCATED FOR TOWN, BEACH AND STATION
- OFF ROAD PARKING, DOUBLE GARAGE
- LANDSCAPED REAR GARDEN, SUN TERRACE, SEA VIEWS
- LOUNGE, STUDY, KITCHEN/GARDEN ROOM
- THREE BEDROOMS (ONE EN SUITE)
- FAMILY BATHROOM AND TWO FURTHER CLOAKROOMS
- TASTEFULLY DECORATED THROUGHOUT

Higher Brimley Road, Teignmouth, TQ14 8JU Guide Price £425,000

Immaculately presented semi detached family home, conveniently located for Teignmouth town centre, beaches and nearby mainline railway station. The property has been tastefully decorated throughout with accommodation over three levels. Off road parking. Double garage. Wonderful rear garden. Sea views. The accommodation briefly comprises; lounge, study, two cloakrooms, modern fitted kitchen/garden room, pantry, three bedrooms (one with en suite), family bathroom. The upper floors have high ceilings and picture rails. To the rear there is a sun terrace and thoughtfully landscaped garden, well stocked, also with a summer house.



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Obscure glazed entrance door and corresponding side panel into...

ENTRANCE HALLWAY

An elegant entrance hallway with picture rail, two radiators. Stairs rising to the upper and lower levels. Door through to...

LOUNGE

With large uPVC picture window overlooking the rear gardens and with views extending in an easterly direction towards the town centre and out to sea. Feature fireplace, two radiators, picture rail, further uPVC double glazed window to the rear aspect. Arch through to...

OFFICE/STUDY AREA

With fitted shelving.

CLOAKROOM

Low level WC, wall hung wash hand basin with cupboards below, radiator, tiled flooring, useful low level storage area, fitted extractor.

From the entrance hallway, stairs rising to...

UPPER FLOOR LANDING

Velux style window, hatch and access to loft space, radiator. Doors to...

BEDROOM 1

uPVC double glazed windows enjoying far reaching sea views, picture rail, radiator, door to **DRESSING ROOM** with radiator and hanging rails.

BEDROOM 2

uPVC double glazed windows overlooking the front aspect and approach, radiator, picture rail.





BEDROOM 3

uPVC double glazed window to front aspect, radiator, picture rail.



EN SUITE SHOWER ROOM

Tiled flooring, part tiled walls, shower cubicle with sliding glazed door and screen, fitted Triton shower, ladder style towel rail/radiator, pedestal wash hand basin, low level WC, picture rail, fitted extractor.

FAMILY BATHROOM

Luxury fitted bathroom suite with slipper style bath, corner WC, wash hand basin set into high gloss vanity unit, shower cubicle, fitted Triton shower with sliding glazed door and screen, radiator as well as a ladder style radiator, tiled flooring, part tiled walls, fitted extractor.

STORE ROOM

With tiled flooring. Doorway through to...



UTILITY ROOM

Continuation of tiled flooring, radiator, uPVC double glazed window to front aspect, single drainer stainless steel sink unit with mixer tap over, space and plumbing for automatic washing machine, wall mounted units, radiator, further appliance spaces.



From the entrance hallway, stairs descend to the garden level with...

INNER HALLWAY

Under stairs storage area, radiator, tiled flooring which continues throughout the garden level. Doors to...

CLOAKROOM

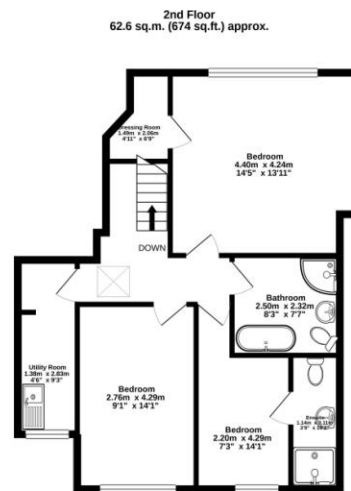
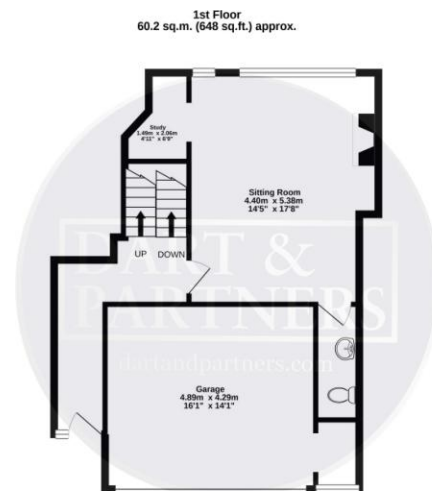
Low level WC, wall mounted wash hand basin, radiator, fitted extractor.



KITCHEN/GARDEN ROOM

Modern fitted KITCHEN/GARDEN ROOM. The kitchen area is fitted with a range of high gloss cupboard and drawer base units under laminate rolled edge work surfaces with corresponding splash backs, one and a half bowl stainless steel drainer sink unit with mixer tap over, integrated dishwasher, fitted electric oven and microwave, four ring ceramic hob with chimney style extractor over, corresponding eye level units, open through to the **RECEPTION AREA** with two radiators, uPVC double glazed sliding patio doors with outlook and giving access onto the rear sun terrace and gardens. Squared arch through to **LARDER STYLE ROOM** with space for upright fridge freezer, shelving, countertop, eye level units.





TOTAL FLOOR AREA : 154.8 sq.m. (1667 sq.ft.) approx.

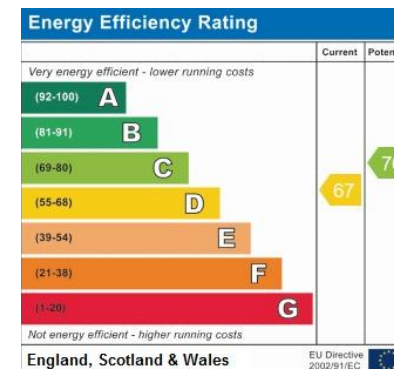
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OUTSIDE

The property is approached over a brick paved driveway providing off road parking and leading to an **ATTACHED DOUBLE GARAGE**. From the parking area is pillared and gated access through to an entrance walkway with decorative tiled flooring. Outside water supply. To the rear, accessed via the garden room, is a delightful paved sun terrace with attractive decked edging and wire balustrading. Electric awning, courtesy lighting, outside water tap. Gated access from the sun terrace to a lower landscaped garden with slated walkways through well stocked flower/shrub beds. Level area of artificial grass enjoying a sunny aspect. Timber summer house with power, lighting and heating. Gated access with pedestrian rights onto Lower Brimley.

DOUBLE GARAGE

With electric operated roller door, power, lighting. Doorway through to **BOILER ROOM** with wall mounted Ideal gas combination providing the domestic hot water supply and gas central heating throughout the property, uPVC double glazed window, factory lagged hot water cylinder.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements