



- END TERRACE FAMILY HOME
- LOUNGE, DINING ROOM
- KITCHEN, CLOAKROOM
- THREE BEDROOMS
- BATHROOM
- FRONT & REAR GARDENS
- CLOSE PROXIMITY TO PRIMARY & SECONDARY SCHOOLS
- REQUIRING UPDATING/MODERNISATION

Nelson Close, Teignmouth, TQ14 9NH

Guide Price £185,000

An opportunity to acquire an end terrace three bedroom family home in a popular residential location, within close proximity to both secondary and primary schools and just a short walk from Coombe Valley nature reserve. The three bedroom family home requires updating/modernisation and the accommodation briefly comprises lounge, dining room, kitchen, cloakroom three bedrooms and a bathroom and there are gardens to front, side and rear.



## Property Description

uPVC obscure double glazed entrance door into....

### ENTRANCE HALLWAY

Doors to....

### CLOAKROOM

uPVC obscure double glazed window, wall hung wash hand basin, low level WC, wall hung main gas boiler providing the domestic hot water supply throughout the property.

### LOUNGE

uPVC double glazed window overlooking the front aspect, wall hung gas fire, stairs rising to upper floor, understairs store cupboard, door through to....

### DINING ROOM

Double glazed sliding patio doors with outlook and access onto the rear gardens with views over the nearby Coombe Valley nature reserve, wall hung gas fire.

From the lounge, door to....

### KITCHEN

Base units, rolled edge counter tops, uPVC double glazed window overlooking the rear garden, stainless steel sink unit with mixer tap over, door to cupboard with fitted shelving, eye level units.

From lounge, stairs rising to....

### FIRST FLOOR LANDING

Hatch and access to loft space, door to linen cupboard with slatted shelving, doors to....





**BEDROOM 1**

uPVC double glazed window overlooking the front aspect with distant rural views.



**BEDROOM 2**

uPVC double glazed window overlooking the rear aspect and garden with pleasant views into the Coombe Valley nature reserve and extending to Haldon Moor.

**BEDROOM 3**

uPVC double glazed window with similar views to bedroom 2.



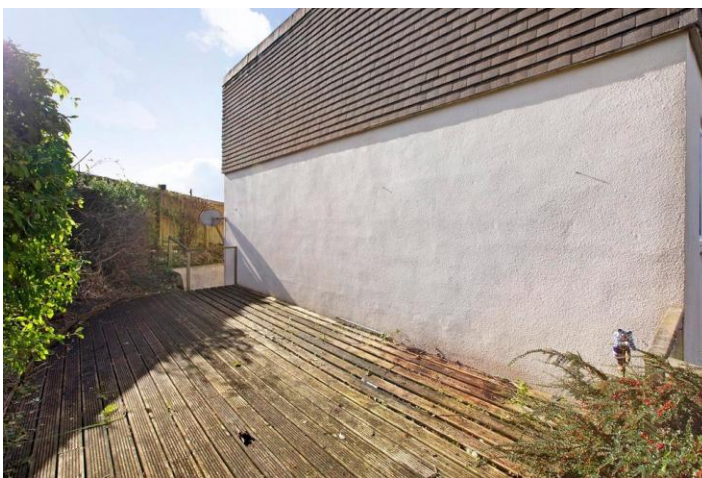
**BATHROOM**

Suite comprising bath with mixer tap and shower attachment over, pedestal wash hand basin, WC, walls tiled to most parts, velux skylight, fitted extractor, wall hung Dimplex electric heater.



**OUTSIDE**

The property is approached by a gated access into the gardens. Steps lead down to a covered walkway leading to the main entrance. The rear gardens are terraced with a lower level lawn, a mid terrace with artificial grass and a well established upper terrace with a variety of shrubs, trees, evergreens and Torbay Palm, enjoying views over the Coombe Valley nature reserve and towards rural Bishopsteignton. Raised sun deck to the side of the property and to the front there is a small enclosed garden.

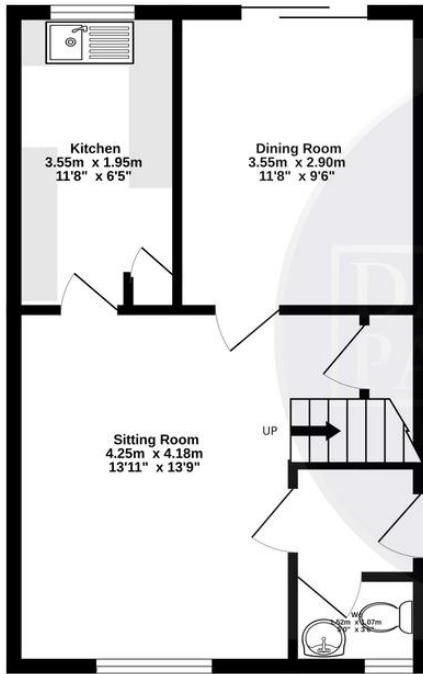


**MATERIAL INFORMATION** - Subject to legal verification

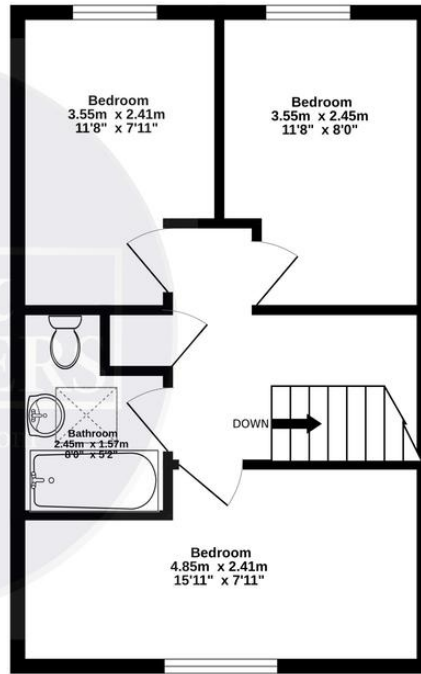
Freehold  
Council Tax Band B

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Ground Floor  
37.9 sq.m. (407 sq.ft.) approx.

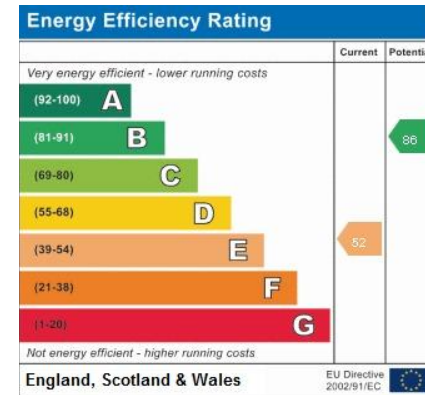


1st Floor  
37.9 sq.m. (407 sq.ft.) approx.



TOTAL FLOOR AREA : 75.7 sq.m. (815 sq.ft.) 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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