



- TERRACED CHARACTER COTTAGE
- IN TUCKED AWAY LOCATION ON THE EDGE OF TOWN
- CONVENIENT FOR ACCESS TO THE TOWN CENTRE, BEACHES AND RAILWAY STATION
- ENTRANCE VESTIBULE, HALLWAY
- OPEN PLAN RECEPTION, KITCHEN
- TWO BEDROOMS, FAMILY BATHROOM
- LANDING WITH OFFICE SPACE
- ENCLOSED COURTYARD STYLE GARDEN
- UTILITY AND STORAGE SPACES

Belgrave Terrace, Teignmouth, TQ14 8LJ

£250,000

A most appealing period terraced character cottage located in a convenient location on the edge of town, and in easy walking distance of Teignmouth's town centre, seafront, promenade, beaches and mainline railway station. A traditionally styled terraced cottage in a quiet, tucked away cul-de-sac with accommodation briefly comprising; entrance vestibule, hallway, open plan reception area, kitchen, two bedrooms, family bathroom, landing with office space, enclosed courtyard style garden, utility and storage spaces, on road parking at the front of the property.



Property Description

Obscure glazed entrance door into...

ENTRANCE VESTIBULE

Dado rail, decorative tiled flooring. Door through to...

ENTRANCE HALLWAY

Radiator, dado rail, stairs rising to upper floor, door to useful under stairs store cupboard/larder, further access to under stairs storage, wooden floorboards which continue through to the reception room. Doors to...

OPEN PLAN LOUNGE/DINING ROOM

Dual aspect with LOUNGE AREA: uPVC double glazed window overlooking the front aspect, fireplace with tiled hearth and surround, wooden mantle over and inset coal effect gas fire, picture rail. Open through to the DINING AREA: uPVC double glazed window overlooking the rear aspect and courtyard, radiator.

KITCHEN

Cupboard and drawer base units under counter-tops, single drainer stainless steel sink unit with tiled splash backs, under counter appliance spaces, corresponding eye level units, uPVC double glazed window and door with outlook and giving access to the rear courtyard.

From the entrance hallway, stairs rising to the...

FIRST FLOOR LANDING

Wooden floorboards, landing area/office/study space with uPVC double glazed window to front aspect, hatch and access to loft space. Doors to...

BEDROOM ONE

uPVC double glazed window to front aspect, radiator, wooden floorboards.





BEDROOM TWO

uPVC double glazed window to rear aspect, radiator, wooden floorboards.

FAMILY BATHROOM

Panelled bath with fitted Mira Sport shower, glazed shower screen, metro style tiling, obscure uPVC double glazed window, low level WC, pedestal wash hand basin, ladder style towel rail/radiator, mirror fronted medicine cabinet with corner display shelving. Doors opening to airing cupboard with lagged hot water cylinder and slatted shelving over.

OUTSIDE

To the rear, accessed from the kitchen, is a canopied terrace with door into a **UTILITY CUPBOARD** with plumbing for washing machine, space for a tumble dryer, window to side. Door to **EXTERNAL WORKSHOP/STORE ROOM**. Outside tap. Gated access to a pedestrian walkway to the rear. Enclosed courtyard style garden with well stocked raised flower bed borders.

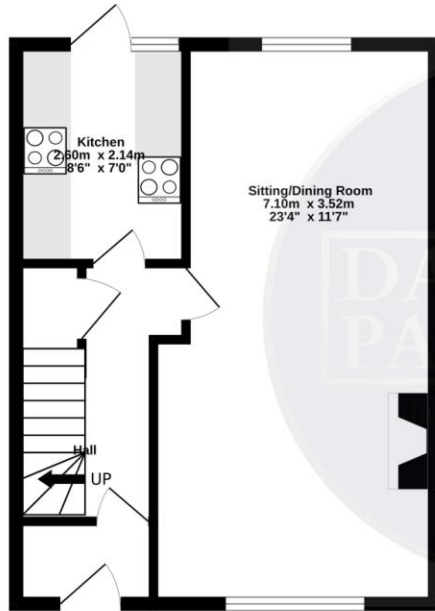
MATERIAL INFORMATION - Subject to legal verification

Freehold

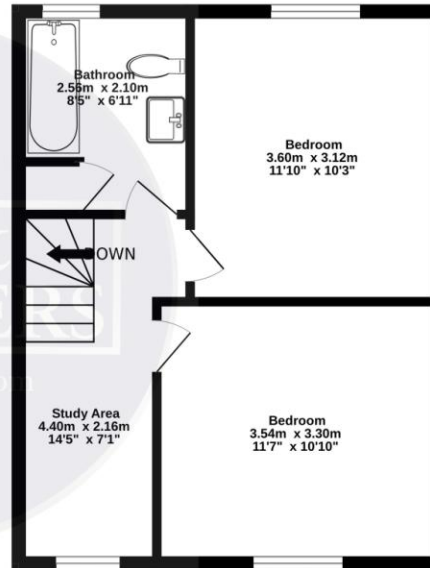
Council Tax Band B



Ground Floor
36.6 sq.m. (394 sq.ft.) approx.

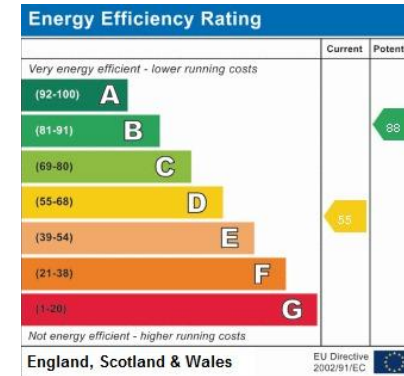


1st Floor
36.7 sq.m. (395 sq.ft.) approx.



TOTAL FLOOR AREA : 73.3 sq.m. (789 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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