



- FOR SALE BY PUBLIC AUCTION THURSDAY 5TH DECEMBER
- AUCTION GUIDE PRICE £250,000 to £270,000
- SUBSTANTIAL EDWARDIAN TERRACED PROPERTY
- CONVENIENTLY SITUATED FOR ACCESS TO TOWN AND BEACH
- SIZEABLE AND FLEXIBLE ACCOMMODATION OVER THREE LEVELS
- SITTING ROOM/LOUNGE, DINING ROOM
- GROUND FLOOR SHOWER ROOM/WET ROOM
- KITCHEN BREAKFAST ROOM, FIVE BEDROOMS, BATHROOM, SEPARATE WC
- FRONT AND REAR GARDENS, UNDER HOUSE/GARDEN ROOMS

Buckeridge Road, Teignmouth, TQ14 8NU Guide £250,000 - £270,000

An opportunity to purchase a large terraced Edwardian family home situated in a highly sought after and convenient location, in close proximity and almost level approach to Teignmouth town centre, seafront, beaches and just a short walk from Teignmouth's mainline railway station. The property boasts sizeable accommodation over three levels with the addition of basement/garden room. Requiring modernisation/refurbishment. Accommodation briefly comprising; entrance hall, kitchen breakfast room, sitting room/lounge, dining room, ground floor shower/wet room, five bedrooms, bathroom, separate WC, under house storage/garden rooms, front and rear gardens.



Property Description

Obscure double glazed entrance door into...

ENTRANCE VESTIBULE

Walls tiled to dado height, stripped wooden flooring. multi-paned door through to...

ENTRANCE HALLWAY

Continuation of stripped wooden floorboards which extends throughout the ground floor. Door to under stairs store cupboard, door to airing cupboard with factory lagged hot water cylinder, hatch to additional storage. Radiator. Stairs rising to upper floors. Door to...

SITTING ROOM/LOUNGE

Double glazed bay window overlooking the front aspect. Radiator, original ceiling cornice and picture rail, feature tiled fireplace with tiled hearth and wooden mantle and surround.

DINING ROOM

Sash window overlooking rear aspect, radiator, wash hand basin. Fireplace. Door through to...

SHOWER ROOM/WET ROOM

Tiled walls with fitted Mira shower.

KITCHEN/BREAKFAST ROOM

Range of base and eye level units, laminate counter tops, single drainer stainless steel sink unit, appliance spaces, tiled splash backs, windows to side aspect, window and door with outlook and access to the rear garden. Fitted dresser. Recessed fireplace with floor mounted Glow Worm boiler.

Stairs rising to the...

FIRST FLOOR SPLIT LEVEL LANDING

Radiator. Stairs to upper floor. Doors to...

BEDROOM

Sash window overlooking rear aspect, recessed fireplace, radiator.





BATHROOM

Bath with fitted shower, glazed shower screen, part tiled walls, obscure glazed sash window, pedestal wash hand basin.

WC

Obscure glazed sash window, WC, radiator.

BEDROOM

Sash window to rear aspect, radiator, picture rail, fireplace.

PRINCIPAL BEDROOM

Bay window to front aspect, radiator, further sash window overlooking the front, recessed display shelving, fireplace with tiled hearth and surround, wooden mantle over, two radiators.



Stairs rising to the upper floor.

DOG LEG LANDING

With skylight window, hatch to useful storage area, hatch and access to loft space. Doors to...

BEDROOM

Sash windows to front aspect, fireplace.

BEDROOM

Sash windows to rear aspect, radiator.

OUTSIDE

To the front of the property is pillared and gated access and a paved pathway leading to the main entrance with a small enclosed garden. To the rear, accessed from the kitchen breakfast room and via a pedestrian walkway from Haldon Avenue, is an enclosed rear garden with level lawn. Door to **OUTSIDE WC**. Door to **UNDER HOUSE ROOM/GARDEN ROOM** with power. Door to additional **BASEMENT/UNDER HOUSE ROOMS** offering versatile use.



MATERIAL INFORMATION - Subject to legal verification

Freehold

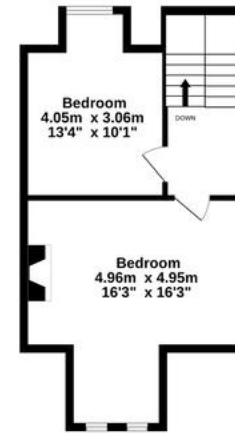
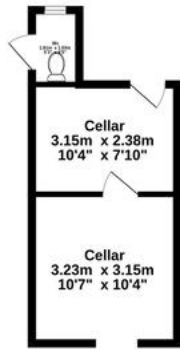
Council Tax Band C

Cellar
19.3 sq.m. (206 sq.ft.) approx.

Ground Floor
57.4 sq.m. (615 sq.ft.) approx.

1st Floor
57.1 sq.m. (613 sq.ft.) approx.

2nd Floor
36.7 sq.m. (399 sq.ft.) approx.



TOTAL FLOOR AREA : 170.6 sq.m. (1836 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.FP211.COM</small>		



Teignmouth, 12 The Triangle,
Teignmouth, Devon, TQ14 8AT

www.dartandpartners.com
01626 772507
property@dartandpartners.com

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