



- MODERN SEMI DETACHED HOUSE IN POPULAR RESIDENTIAL LOCATION
- RURAL VIEWS
- EASY MAINTENANCE FRONT AND REAR GARDENS
- OFF ROAD PARKING
- RECEPTION ROOM, KITCHEN
- TWO BEDROOMS, BATHROOM
- IDEAL FIRST TIME BUY OR INVESTMENT PROPERTY

## Broadmeadow View, Teignmouth, TQ14 9BS

£180,000

Opportunity to purchase a modern two bedroom semi-detached house on popular residential location with allocated parking, extensive rural views, front and rear gardens. The accommodation briefly comprises; reception room, kitchen, two bedrooms, bathroom. Ideal first time buy or buy to let investment.





## Property Description

Opportunity to purchase a modern two bedroom semi-detached house on popular residential location with allocated parking, extensive rural views, front and rear gardens. The accommodation briefly comprises; reception room, kitchen, two bedrooms, bathroom. Ideal first time buy or buy to let investment.

Canopied entrance with courtesy lighting.

uPVC obscure double glazed entrance door into...

### ENTRANCE HALLWAY

Radiator. Door to cupboard housing wall hung gas boiler providing the domestic hot water supply and gas central heating throughout the property. Doors to...

### RECEPTION ROOM

uPVC double glazed sliding patio door with outlook and access onto the rear gardens. Radiator.

### KITCHEN

Base units under laminate work surfaces incorporating a single drainer stainless steel sink unit with mixer tap over, space for cooker, plumbing for washing machine, space for upright fridge freezer, corresponding eye level units, uPVC double glazed window overlooking the front aspect with far reaching rural views.

From the reception room, door opening to stairs which rise to the...

### FIRST FLOOR LANDING

Recessed corner display shelving, hatch and access to loft space. Doors to...

### BEDROOM

uPVC double glazed window overlooking the rear aspect with pleasant rural views over open farmland and rolling hills. Radiator. Door to storage/wardrobe.







### BEDROOM

uPVC double glazed window overlooking the front aspect with some views into and across the river Teign estuary to Ringmore and beyond. Radiator.

### BATHROOM

Panelled handled bath with fitted Triton shower, pedestal wash hand basin, WC, obscure uPVC double glazed window, fitted extractor, radiator.

### OUTSIDE

To the front is gated access to a low maintenance front garden with gravel beds and a pathway leading to a canopied entrance with courtesy lighting. Door to **EXTERNAL STORE ROOM**.



To the rear is an enclosed low maintenance garden with pathway, gravel bed and access through to the **RESIDENTS PARKING AREA**.

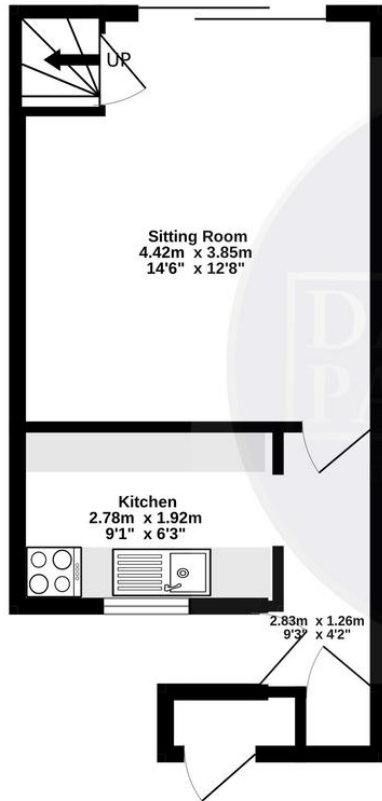
MATERIAL INFORMATION - Subject to legal verification

Freehold

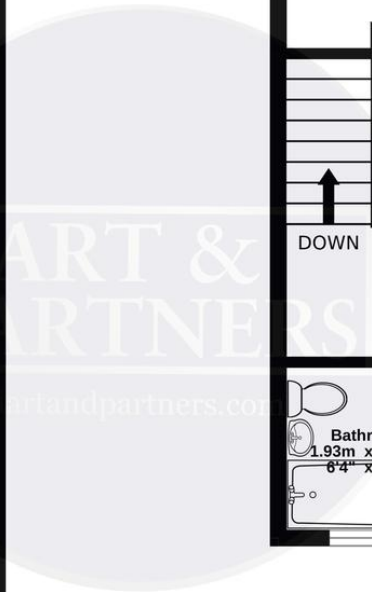
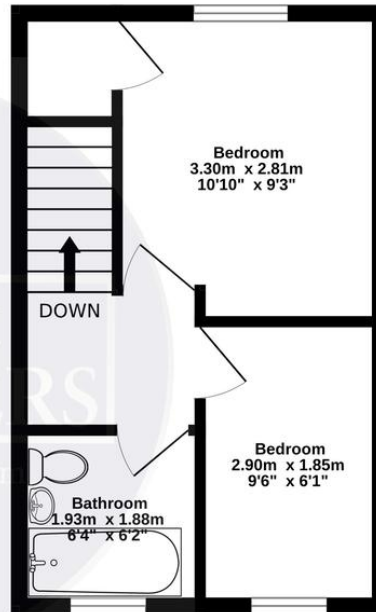
Council Tax Band B



Ground Floor  
27.1 sq.m. (291 sq.ft.) approx.



1st Floor  
24.4 sq.m. (263 sq.ft.) approx.



TOTAL FLOOR AREA : 51.5 sq.m. (554 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.  
Made with Metropix ©2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



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