



76 Kingsway, Teignmouth
£225,000



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Teignmouth, Teignmouth

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- FAMILY HOME IN SOUGHT AFTER RESIDENTIAL LOCATION
- BREATHTAKING VIEWS INTO THE RIVER TEIGN ESTUARY AND BEYOND
- SITUATED ON A CORNER PLOT
- NO ONWARD CHAIN
- ENTRANCE PORCH AND HALLWAY
- LOUNGE ENJOYING RIVER AND RURAL VIEWS
- SPACIOUS KITCHEN BREAKFAST ROOM AND UTILITY
- THREE BEDROOMS WITH RIVER VIEWS FROM THE FRONT ELEVATION
- FOUR PIECE FAMILY BATHROOM



Opportunity to purchase a three bedroom family home in a sought after residential location with breathtaking views into the nearby river Teign estuary and beyond this to Shaldon, Ringmore, Combeinteighead and open farmland. The property is sited on a corner plot and the garden enjoys the passage of the sun throughout the day. Internally, the accommodation comprises; entrance porch and hallway, lounge enjoying the river and rural views, large kitchen breakfast room, utility, three bedrooms enjoying the aforementioned views from the front elevations, and a family bathroom completes the internal accommodation. The property is offered for sale with NO ONWARD CHAIN.

uPVC obscure double glazed entrance door with leaded lattice-work and floral motif with corresponding side panel and courtesy lighting into the...

ENTRANCE PORCH

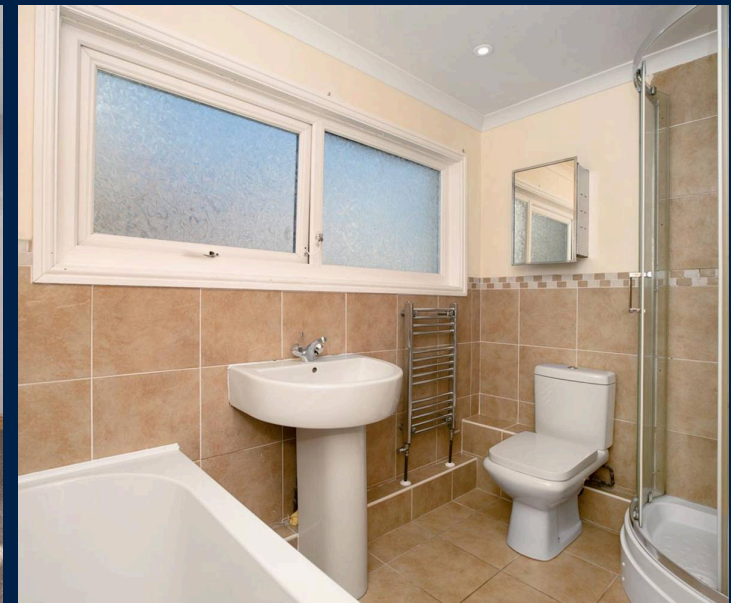
uPVC double glazed window overlooking the front aspect with delightful views across the front gardens and into the nearby river Teign to Ringmore and open farmland beyond. Radiator. Double multi-paned doors through to the...

ENTRANCE HALLWAY

Radiator, stairs to the first floor, door to useful under stairs storage cupboard. Doors to...

LOUNGE

uPVC double glazed window with commanding views into the river Teign estuary taking in Shaldon bridge, Shaldon, Ringmore and rolling hills beyond. Feature fireplace, radiator.





KITCHEN BREAKFAST ROOM

Comprehensive range of cathedral style cupboard and drawer base units under high gloss work surfaces incorporating a one and a quarter bowl drainer sink unit, mixer tap over, under counter appliance space, space for cooker, tiled splash backs, corresponding eye level units, concealed extractor hood, under counter lighting, recessed spotlighting, uPVC double glazed window overlooking the rear patio and gardens, cupboard housing wall hung Glow Worm gas boiler providing the domestic hot water supply and gas central heating throughout the property. Radiator.

UTILITY ROOM

Appliance spaces, plumbing for washing machine, counter top, obscure double glazed door and window with access to the gardens. Radiator.

From the entrance hallway, stairs to the..

FIRST FLOOR LANDING

Hatch and access to loft space, radiator. Doors to...

BEDROOM ONE

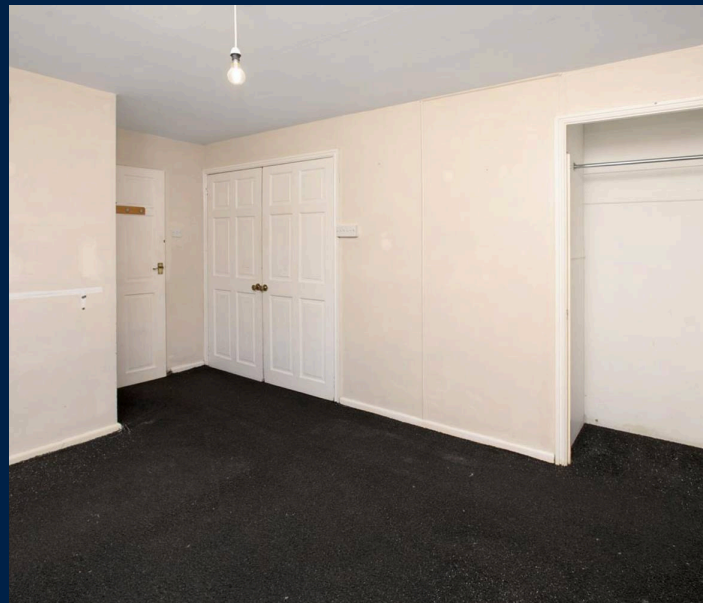
uPVC double glazed square bay with superb estuary and rural views to Shaldon, Ringmore and heading inland. Radiator. Built in wardrobe.

BEDROOM TWO

uPVC double glazed window overlooking the rear gardens. Radiator. Built in wardrobe with hanging rail. Double doors to built in wardrobes with slatted shelving.

BEDROOM THREE

uPVC double window with river and rural views similar to bedroom one. Radiator. Built in wardrobe with fitted shelving.



FAMILY BATHROOM

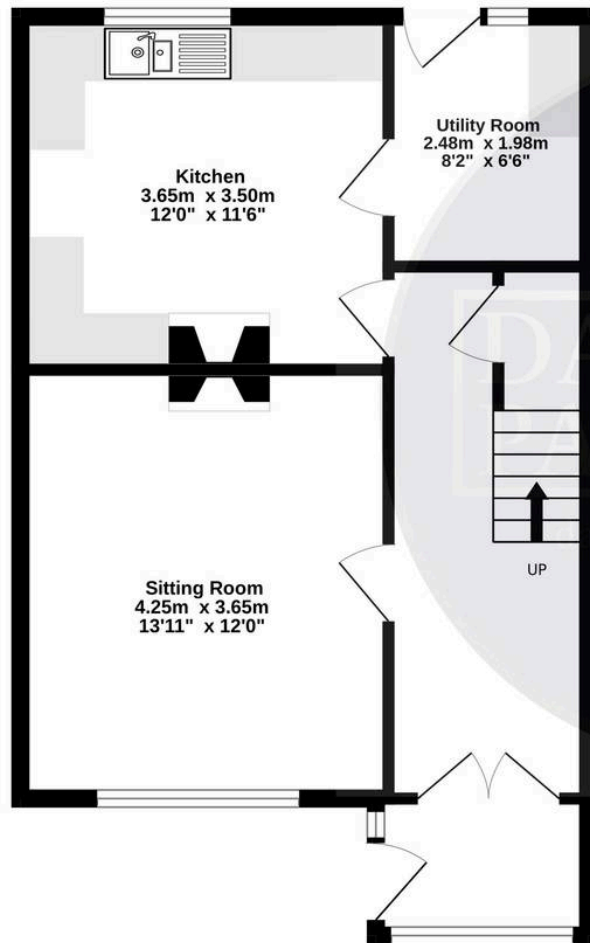
Part tiled walls, uPVC obscure double glazed window, ladder style towel rail/radiator, recessed spotlighting, panelled double ended bath tub with mixer tap and shower attachment, pedestal wash hand basin, low level WC, corner shower cubicle with sliding glazed door and screen, fitted Mira shower.

OUTSIDE

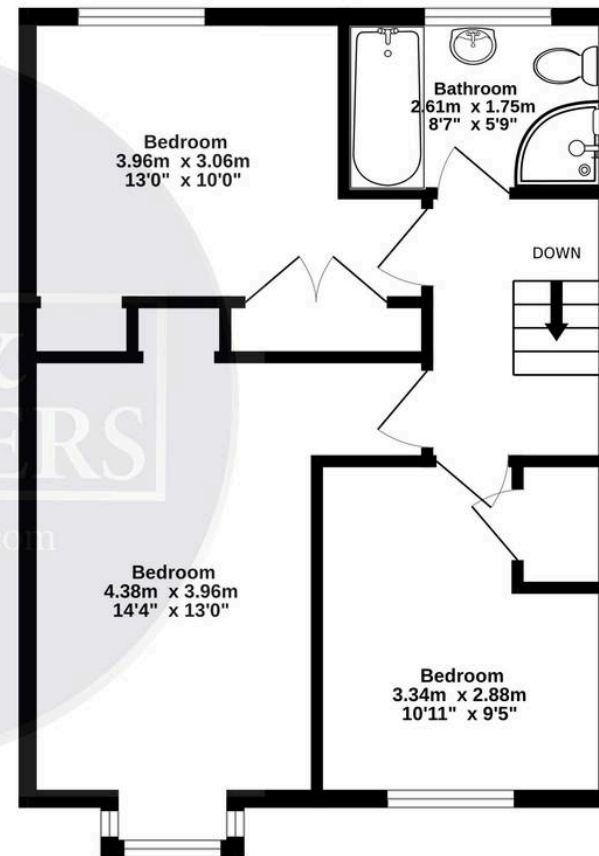
The property is accessed over a short flight of steps which lead to the main entrance and into the front gardens. The access divides the front gardens into areas of level gravel beds. Raised sun deck with timber balustrading enjoying uninterrupted views into the river Teign estuary, taking in Shaldon, Ringmore across open farmland and heading inland towards Combeinteignhead. From the sun deck there is access to the side garden which is gently sloped, part gravelled and part lawned and extends to the rear garden which is accessed via the utility room onto a paved patio/seating area which extends onto a sloped lawn with mature Torbay palm. Gated access to the rear. External water supply.



Ground Floor
45.6 sq.m. (491 sq.ft.) approx.



1st Floor
45.1 sq.m. (486 sq.ft.) approx.



TOTAL FLOOR AREA : 90.7 sq.m. (977 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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