

Sand-Tor
1 Rockfield Close
Teignmouth
TQ14 8TS

Detached, Four Bedroom House In A Desirable Part Of East
Teignmouth.

£415,000 Freehold DFD01142



Accommodation

Detached, Four Bedrooms, Lounge/Diner, Kitchen/Breakfast Room, Utility Room, Ground Floor Shower Room, Bathroom And Separate WC, Further Ground Floor WC, Double Garage, Landscaped Gardens, EPC-D.

We are privileged to offer for sale this 1970's house situated in a popular part of East Teignmouth. The coastal town and working port of Teignmouth has a great deal to offer, not least its superb sandy beach, award winning children's play area and the nearby golf courses. Water sport activities are well catered with two sailing clubs, deep water moorings and a diving school. This picturesque town has a Victorian Pier and a wide selection of bars and restaurants from where to sit and enjoy the ever-changing estuary and coastal scenery.

The **ACCOMMODATION** comprises with approximate measurements:

Porch, with courtesy light and key-safe, over uPVC front door with sidelight which leads in to

Entrance Hallway

Two radiators, coved ceiling, telephone point. Doors to

Cloakroom

Tiled room, close coupled WC, pedestal sink, towel radiator. Folding door shower cubicle with wallboards and Mira electric shower. Obscure glazed uPVC window to front.

Lounge/Diner



Dining Area 10' 10" x 10' 5" (3.30m x 3.17m)
Radiator, uPVC window to front aspect. Steps up through large archway in to

Lounge Area 19' 1" x 10' 10" (5.81m x 3.30)

Dual aspect room with uPVC window to side and uPVC sliding patio doors to rear garden. Feature, stone fireplace with wooden cill and inset ceramic coal gas fire. Coved ceiling, TV and telephone points. Multi-pane glazed door in to hallway.

Kitchen/Breakfast Room

Breakfast Room 8' 8" x 7' 2" (2.64m x 2.18m)
Radiator, uPVC French doors leading to rear garden. Arch through to

Kitchen 11' 9" x 9' 2" (3.58m x 2.79m)

Range of wall and base units with rolled edge work surfaces and tiled splashbacks. Composite one and a half bowl, single drainer sink unit with mixer tap. Integrated freezer and double electric oven. Electric, glass hob with extractor hood over. Spaces for fridge/freezer and dishwasher, vinyl flooring. Partglazed timber door in to

Utility Room

Some wall and base units with rolled edge work surfaces, space and plumbing for washing machine, space for tall fridge/freezer. Door to

Lobby

Doors to WC, garage and external door to side of house.

WC

Low level WC, wall mounted central heating boiler. Obscure glazed uPVC window.

From entrance hallway stairs rise to

First Floor Landing

Hatch to insulated loft. Airing cupboard with factory lagged hot water tank and slatted shelving over it. Doors to

Bedroom 1 12' 6" x 10' 4" (3.81m x 3.15m)

Coved ceiling, radiator, double door built-in wardrobe with shelf and hanging rail below. uPVC window to front with distant rural views.

Bedroom 2 10' 2" x 9' 4" (3.10m x 2.84m)

Coved ceiling, radiator, built-in single door wardrobe. uPVC window to rear.



Bedroom 3 8' 8" x 7' 11" (2.64m x 2.41m)

Two built-in, single door wardrobes, coved ceiling, radiator.

Bedroom 4 9' 3"(max) x 8' 8" (2.82m x 2.64m)

'L' shaped room, radiator.

Bathroom 6' 0" x 5' 6" (1.83m x 1.68m)

Fully tiled walls, panel bath, pedestal sink. Obscure glazed uPVC window to rear aspect.

Separate WC

Low level WC, vinyl floor. Obscure glazed uPVC window to rear.

Garage 18' 3" x 14' 8" (5.56m x 4.47m)

Double garage with remote controlled, up-and-over, metal door. Shelving, power and light. Gas meter. Off road parking in front of the garage.

Outside

Front Garden

Small area of lawn bordered by hedges with a selection of mature shrubs and plants.



Rear Garden

The rear garden is beautifully landscaped with a paved terrace and a lawn enveloped by mature trees, shrubs and plants. There is a glimpse of the sea and to the rear of the garden is a timber shed.



COUNCIL TAX BAND: E

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