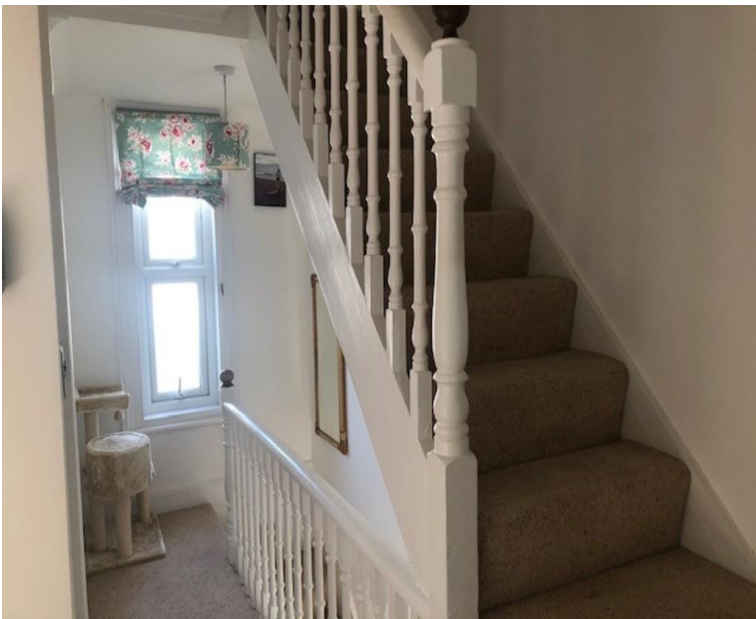


Call **01626 815815**
to find out more



Teign Street, Teignmouth, TQ14 8EG

£265,000



- Terraced 3 Storey Cottage
- Located In Heart Of Town
- Three Double Bedrooms
- Lounge/Diner
- Kitchen & Bathroom
- Good Decorative Order
- Gas Central Heating
- Double Glazing
- Courtyard Garden
- EPC - D
- Tenure: Freehold



Step Inside

Set down a lane off Teign Street, beyond a metal gate, the front door leads in to the entrance hall of this cottage with stairs to the first floor opening through to the lounge/diner. The lounge area has a window to the front and the dining area has French doors to the rear courtyard. There is access from the dining room to two under stairs cupboards and there is an opening in to the kitchen.

The kitchen is at the rear with white base and wall units with a window and door to the rear courtyard. It has tiled splash backs, an electric cooker and space for a fridge/freezer and washing machine. The Worcester boiler is housed on the wall and there is a white single bowl single drainer sink unit.

The first floor landing has a window to the rear and doors to two bedrooms and the bathroom and the stairs lead on to the master bedroom on the top level.

There is one first floor bedroom to the front and another to the rear. The bathroom has a white suite with a 'P' shaped bath with shower over and shower screen and tiled surround. There is a low level flush WC and pedestal wash hand basin, ladder style heated towel rail and mirror fronted medicine cabinet and extractor fan.

The top bedroom has windows to the front and rear with open outlooks, built in wardrobe and cupboard into the eaves space. There is access to further eaves space on the landing outside.

The house has gas central heating and double glazing.



Your Notes:

Measurements

- Lounge/Diner 17' x 13' 2" (5.2m x 4.02m)
- Kitchen 12' 9" x 4' 9" (3.91m x 1.47m)
- Bedroom 10' 5" x 8' 2" (3.18m x 2.51m)
- Bedroom 8' 5" x 8' 3" (2.58m x 2.54m)
- Bedroom 12' 10" x 12' (3.92m x 3.66m)

Step Outside

At the front, an iron gate gives access off Teign Street down a short lane to the cottage. The cottage is therefore tucked away, yet it is just off the bustle and buzz of Teign Street with its small shops, restaurants and cafes.

At the rear, there is a walled courtyard with room for table and chairs which gets the sun from May to September from about 10am until about 3pm - (when sunny!)



Sellers Insight

This has been a happy, sunny, placid home tucked away but near the shops and sea. I have enjoyed the sunsets from the top bedroom and the sounds of birds and nature. I have only to step out of the lane in to Teign Street to enjoy the bustle of the town if I've wanted to be sociable.

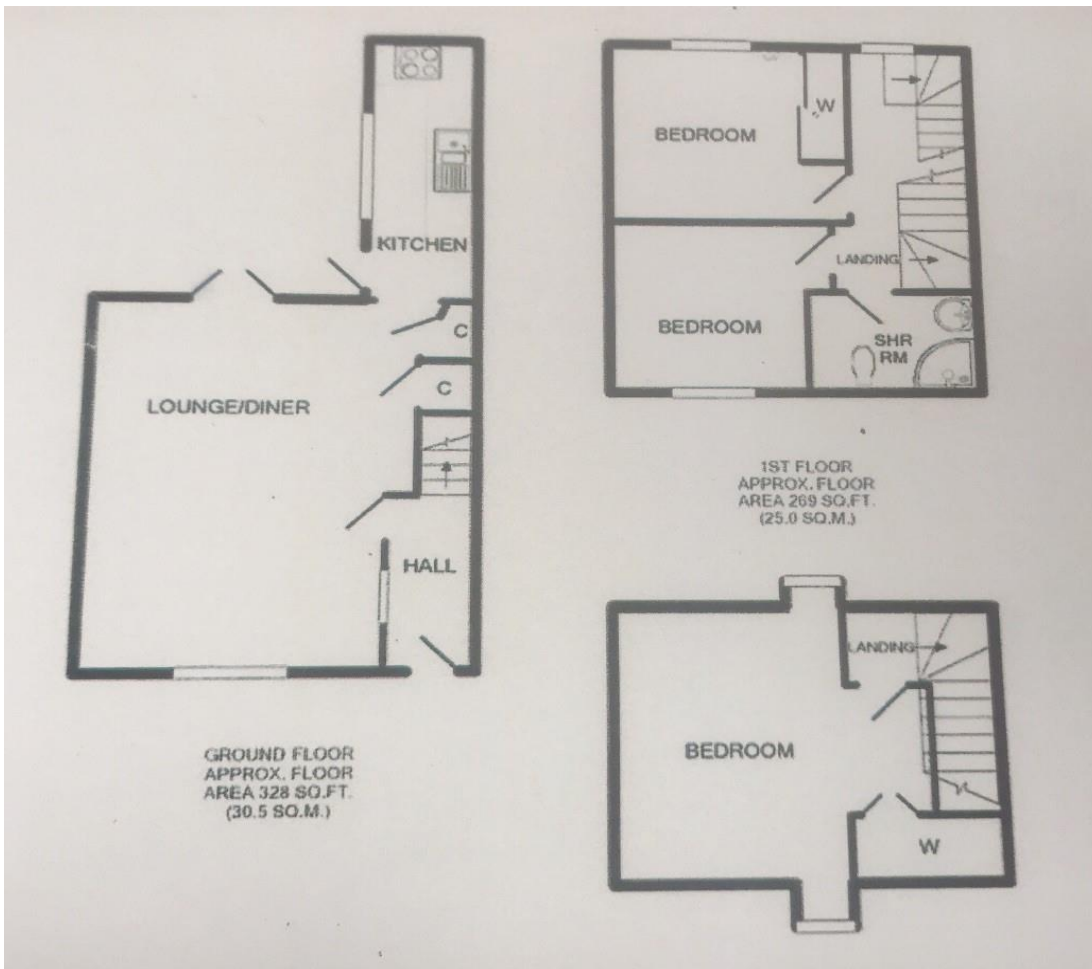
Location:

Teignmouth is a popular seaside resort on a stretch of red sandstone along the South Devon Coast. The town has a comprehensive range of facilities including local independent shops, bars and restaurants, a small hospital, the Den with a Green Flag Awarded children's play park and both state & independent schools. Teignmouth has a mainline rail service with commuter trains running to London Paddington daily. Access to the A380, A38 and M5 is within a few miles away with Torbay to the south and Exeter to the north.



Floor Plan

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) A			85
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Directions:

From our offices in Wellington Street proceed into Bank Street and continue through the shopping area in to Teign Street. This property is next to Thomas Luny House down a lane beyond an iron gate. Teign Street has a collection of small shops, restaurants, pubs and cafes. The beaches and quay are a short walk away. The property is also a short distance from Teign Street car park (4 hour stay).

Disclaimer:

Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendor's agents, and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. The particulars do not constitute, or form part of, an offer or a contract.

