



4 Highgrove Park, TEIGNMOUTH

£550,000 Freehold

Detached House • Favoured East Teignmouth Location • Four Bedrooms • Large Lounge/Diner • Office/Study • Kitchen and Separate Utility • Master Bedroom En Suite • Family Bathroom • Large Garage & Driveway Parking • In Need of Some Updating

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Stepping into the entrance hall, stairs ascend to the first floor and doors lead off to the lounge/diner, kitchen and study. There is a useful downstairs WC with pedestal wash hand basin.

The dual aspect lounge/diner has two windows overlooking the front with a further side aspect with sea peep. There is a feature fireplace with hearth housing a gas fire. An arch leads through to the dining area which provides ample space for a table and chairs. Multi pane glazed doors open in to the conservatory which is fitted with blinds to the windows and roof and which gives access to the rear garden.

The kitchen is fitted with wood base and wall units with worktop and tiled splashback. There is an integrated electric oven and grill and four ring electric hob with extractor above and integrated fridge/freezer. There is plumbing and space for a dishwasher. A window overlooks the rear garden and door opens to the separate utility area where there is further cupboard space with worktop, additional sink and drainer and plumbing and space for a washing machine and other appliances. From the utility, a courtesy door enters the double garage.

The separate good sized office/study overlooks the front of the property.

Ascending the stairs to the spacious landing, there is a useful storage cupboard housing the hot water cylinder, access to the loft space and doors to the bedrooms and family bathroom.

The master bedroom has a front aspect with plentiful built in storage. A door opens to the en suite shower room with shower cubicle, concealed cistern WC and wash hand basin set in counter with storage below. There is an obscure glazed window, light and shaver point and extractor.

A further double bedroom overlooks the front, again with built in storage.

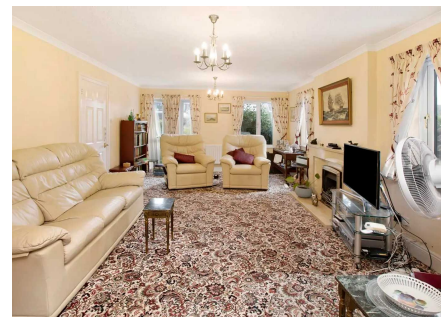
Two good sized bedrooms overlook the rear garden and one enjoys an estuary glimpse. Both have built in storage.

The family bathroom comprises bath with hand held shower attachment, separate shower cubicle, wash hand basin set in counter with storage below and concealed cistern WC. There is an obscure glazed window, light and shaver point and extractor.

MEASUREMENTS:

Lounge 17' 6" x 12' 6" (5.33m x 3.81m), Dining Room 11' 6" x 10' 11" (3.5m x 3.32m), Conservatory 10' 6" x 10' 6" (3.2m x 3.2m), Kitchen 10' 11" x 10' 3" (3.32m x 3.12m), Utility 10' 11" x 4' 11" (3.32m x 1.5m), Study/Office 10' 3" x 7' 8" (3.13m x 2.34m), WC 7' 8" x 2' 9" (2.34m x .85m), Bedroom 13' 4" x 12' 10" (4.06m x 3.91m), Bedroom 12' 2" x 9' 1" (3.7m x 2.78m), Bedroom 12' 10" x 9' 10" (3.91m x 3m), Bedroom 12' 2" x 7' 2" (3.7m x 2.18m), Bathroom 7' 11" x 7' 9" (2.41m x 2.36m),

Garage 19' 4" x 16' 2" (5.9m x 4.92)



This detached executive style property is located in a favoured area and offers generous accommodation in need of some updating. The house benefits from driveway parking and a large garage and there is an enclosed rear garden. Highgrove Park is a sought after development of 3 and 4 bedroom detached homes and provides good access to the town, beaches and transport links with a walk-way further down the road providing a pedestrian short cut to the bus stops and town.



The front of the property enjoys driveway parking in addition to the large garage with roller shutter door. A pathway leads to the front entrance. There is a level area of lawn surrounded by established hedges and shrubs and a path to the side with gate gives access to the rear garden.

The rear garden has paving the width of the property which can accommodate garden furniture with an area of level lawn surrounded by mature hedges and plants. There is hardstanding which houses a garden shed and there is an outside tap. A gate to one side gives access to the front of the property.

Paved driveway parking to the front of the property.

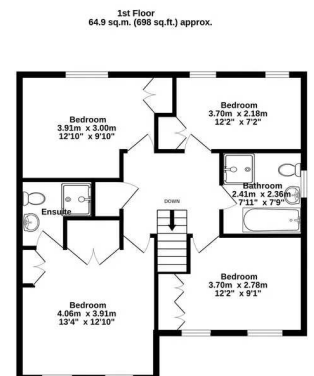
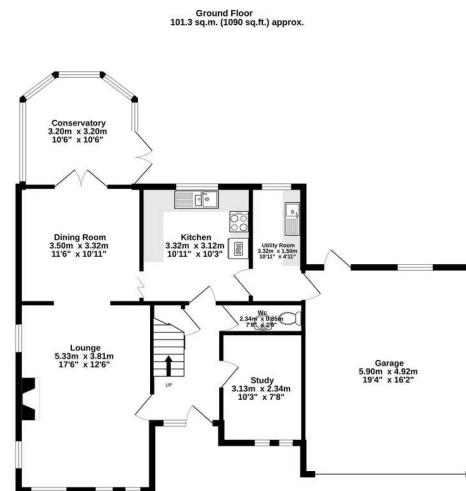
Large garage with roller shutter door and light and power. Courtesy door from garage to utility area and rear garden.



EPC Rating - C

Tenure - Freehold

Council Tax Band F - £3,385.87 per year



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		

TOTAL FLOOR AREA: 166.2 sq.m. (1789 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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