



141 Coombe Vale Road, TEIGNMOUTH, TQ14 9ER

Guide £224,950 Freehold

Terraced Character Cottage • Stripped Wooden Floors & Fireplaces in Most Rooms • Lounge With Fireplace • Kitchen/Diner With Fireplace • Modern Shower Room • Two Double Bedrooms • uPVC Double Glazing • Gas Central Heating • Enclosed Generous Garden • No Chain

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Character cottage possessing a wealth of charm with stripped wooden floors and fireplaces in most rooms. Modern kitchen/breakfast room and shower room. At the bottom of the lovely good sized rear garden Bitton Brook babbles freely, giving a feeling of peace and serenity making this a perfect place to relax and enjoy the changing scenery and wildlife.

Entering the living room, the charm of this property is immediately apparent with stripped wooden flooring and original fireplace. A window overlooks the front and the room flows past stairs to the upper floor and through to the kitchen/breakfast room with continuation of stripped wooden flooring.

The kitchen, with ceiling spotlights, overlooks the lovely rear garden and is fitted with wood base and wall units with worktop and tiled splashback. An original fireplace housing a Victorian cast iron stove adds to the character and provides a lovely feature. There is an integrated electric oven with four ring gas hob above and extractor and there is a slimline dishwasher. Understairs space provides ample storage with power and currently houses a fridge/freezer.

Descending a few stairs from the kitchen, an inner hallway leads to the the modern shower room and door to the rear garden. The shower room comprises large corner shower cubicle, low level dual flush WC and wall hung wash hand basin. There is a heated towel rail and obscure glazed window to the rear.

Ascending the stairs to the first floor, there are two good sized double bedrooms. One gives access to the loft space and overlooks the front of the property and has built in storage. The other overlooks the garden and has built in storage and original fireplace.

The generous enclosed rear garden has a good sized paved area for garden furniture, barbecues etc.

There are two areas of lawn with borders leading to a decked area, again large enough for garden furniture to sit and enjoy babbling Bitton Brook at the bottom of the garden.

There is a garden shed and outside tap.



Tenure: Freehold

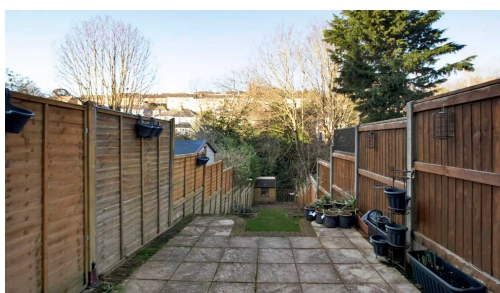
Council Tax Band A - £1562.71 per year

Mains Services: Gas, Water and Electricity

Broadband: Broadband Speed - Ultrafast 1000 Mbps (According to OFCOM)



Teignmouth is a popular seaside resort on a stretch of red sandstone along the South Devon Coast. It is a coastal town that has a historic port and working harbour, with a Victorian Pier and promenade. There are sandy sea and river beaches excellent for sailing and water sports with two sailing clubs and a diving school. Teignmouth has a comprehensive range of facilities including supermarkets, local independent shops, a selection of bars and restaurants, a small hospital, the Den with a Green Flag Awarded children's play park and both state & independent schools.



MEASUREMENTS:

Lounge 11' 5" x 9' 10" (3.47m x 2.99m),

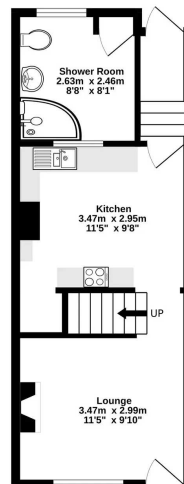
Kitchen 11' 5" x 9' 8" (3.47m x 2.95m),

Shower Room 8' 8" x 8' 1" (2.63m x 2.46m),

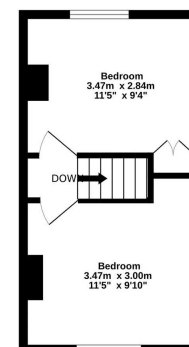
Bedroom 11' 5" x 9' 10" (3.47m x 3m),

Bedroom 11' 5" x 9' 4" (3.47m x 2.84m)

Ground Floor
31.8 sq.m. (342 sq.ft.) approx.



1st Floor
22.8 sq.m. (245 sq.ft.) approx.



TOTAL FLOOR AREA: 54.6 sq.m. (587 sq.ft.) approx.
We warrant against the basic build in respect of the structure of the property, including the foundations, of walls, windows, doors and any other parts are appropriate and are not responsible for any other structural or non-structural elements. This plan is a proposed plan and is not intended to be used for any other purpose. The services, fixtures and appliances shown have been taken from the plan and the guarantee does not extend to any other services, fixtures or appliances shown. Plans are for information only and are not intended to be used for any other purpose. ©2024

