



19 Coombe View, Teignmouth, TQ14 9UY

£345,000 Freehold

Detached House • Popular Residential Area • Four Bedrooms • Elevated Views • Lounge • Kitchen •
Downstairs WC • Family Bathroom • Driveway Parking & Garage • Enclosed Rear Garden

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A four bedroom detached house situated in a cul-de-sac with nice open views and a good sized rear garden. A sunny house with uPVC double glazing and the boiler having been replaced in 2018, but otherwise needing decorating and updating. The accommodation comprises living room, kitchen, separate dining room, downstairs WC, 4 bedrooms and bathroom. There is a drive and garage with a roller door. A good opportunity for a family house which a buyer can put their own stamp on. There is no onward chain and the property is priced for a quick sale.

Stepping into the entrance hall, there is useful understairs storage, a downstairs WC with wash hand basin and stairs rising to the first floor. Doors lead off to the principal rooms.

The bright living room has wood flooring with two windows, one of which is a bay window, giving elevated views and there is a feature fire with surround.

The separate dining room has a uPVC double glazed window to the rear with serving hatch to the kitchen which is fitted with a range of black and white units with work top and tiled splash backs. The Vaillant boiler is housed here and there is tiled flooring. A uPVC double glazed window overlooks the rear with a door accessing the rear garden.

Ascending the stairs to the half landing, a window fills the area with light. On the first floor, there is access to the loft space and an airing cupboard with shelving which also houses the hot water cylinder.

Two bedrooms have a front aspect with elevated views towards the sea and countryside with two further bedrooms overlooking the rear garden.

The family bathroom comprises white suite with panelled bath with shower over, low level WC and pedestal wash hand basin. There is a towel rail, mirror with shaver point and frosted uPVC double glazed window to the side.

To the front is a driveway approaching the garage. A pathway leads across the front of the house and the front door is at the other side of the property. There are paths to both sides to the rear.

The rear garden has paving with gentle steps to a patio area with lawn levels screened by fencing. There is an outside tap and paths at both sides to the front of the property.

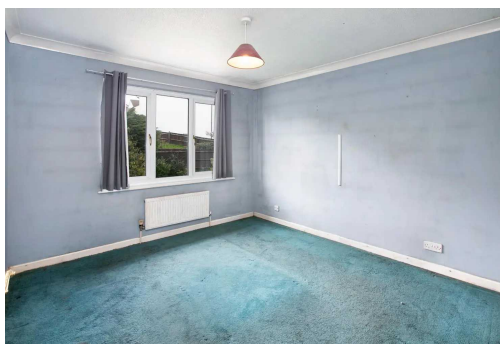


Tenure: Freehold

Council Tax Band D - £2,460.00 per year

Mains Services - Gas, Water and Electricity all connected

Broadband Speed - Ultrafast 1000 Mbps (According to OFCOM)



MEASUREMENTS:

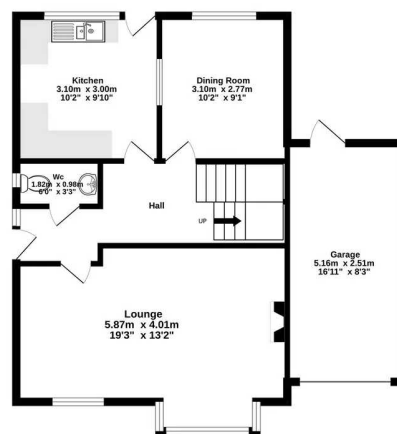
Lounge 19' 3" x 13' 2" (5.87m x 4.01m), Dining Room 10' 2" x 9' 1" (3.1m x 2.77m), Kitchen 10' 2" x 9' 10" (3.1m x 3m), WC 6' x 3' 3" (1.82m x 0.98m), Bedroom 10' 10" x 10' 2" (3.3m x 3.1m), Bedroom 10' 10" x 8' 10" (3.3m x 2.7m), Bedroom 10' 6" x 10' (3.19m x 3.04m), Bedroom 8' 10" x 8' 1" (2.7m x 2.46m), Bathroom 7' 1" x 5' 7" (2.15m x 1.7m), Garage 16' 11" x 8' 3" (5.16m x 2.51m)



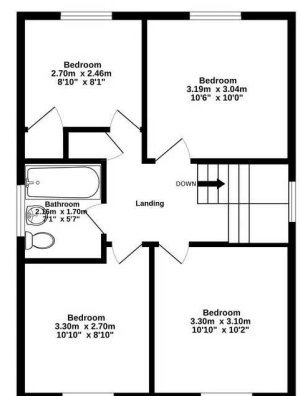
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Ground Floor
63.0 sq.m. (678 sq.ft.) approx.



1st Floor
48.4 sq.m. (521 sq.ft.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		

TOTAL FLOOR AREA : 111.4 sq.m. (1199 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Measure v2024

