



## 2 Speranza Grove, Teignmouth, TQ14 8JH

£250,000 Freehold

Terraced Cottage • Convenient Location • Close to Town & Beaches • Three Bedrooms • Lounge • Dining Room • Kitchen • Bathroom • Courtyard Garden • EPC - D

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A uPVC double glazed door leads into the entrance hall where there are stairs to the upper floor. A door opens to the living room which overlooks the front of the property and has a coal effect living flame gas fire with cupboards at each side with lighting above. The dining area accesses useful under stairs storage and has a window overlooking the rear. A sliding door opens to the kitchen.

The kitchen is fitted with a range of white base and wall units with work top and tiled splash backs, single bowl stainless steel sink unit, electric cooker point, space for a fridge/freezer and plumbing for a washing machine. There is a uPVC double glazed window and door to the rear.

Ascending the stairs to the first floor there is a split level landing and there are two bedrooms, one of which overlooks the front and the other the rear.

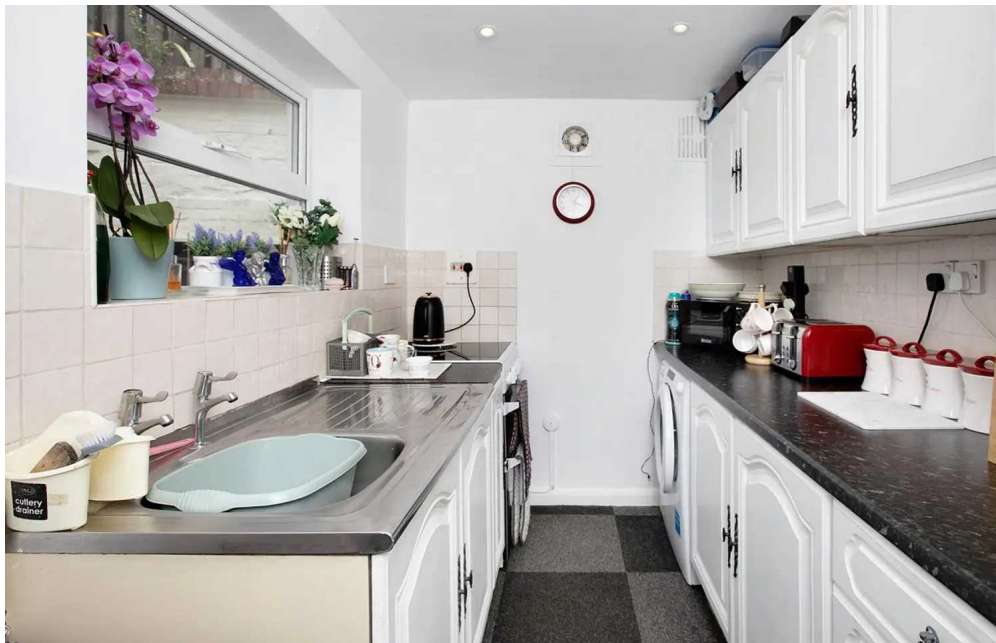
Both bedrooms enjoy built in storage. The bathroom with tiled flooring, also on this level, comprises panelled bath with shower and screen, pedestal wash hand basin and low level WC. There is a towel rail, medicine cabinet and uPVC double glazed window to the rear.

Ascending to the second floor, a cupboard houses the boiler and there is a uPVC double glazed window to the rear. A door accesses the third bedroom on this level which has a Velux window to the rear and eaves storage.

The Vendor advises that the third loft double bedroom has Building Regulations.

To the rear is an enclosed courtyard with paving and decking.

There is a storage/utility cupboard and outside tap.

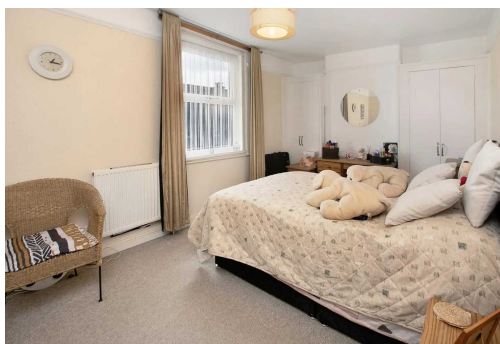


Tenure: Freehold

Council Tax Band A - £1,640.00 per year

Mains Services - Gas, Water & Electric

Broadband Speed - Ultrafast 1000 Mbps (According to OFCOM)



**MEASUREMENTS:**

Lounge 12' 8" x 8' 2" (3.85m x 2.5m),

Dining Room 13' 3" x 9' 6" (4.03m x 2.9m),

Kitchen 9' 11" x 6' 5" (3.03m x 1.94m),

Bedroom 16' 3" x 9' 3" (4.95m x 2.82m),

Bedroom 10' 8" x 8' 2" (3.26m x 2.49m),

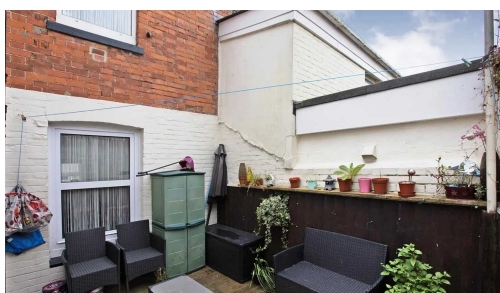
Bathroom 6' 6" x 5' 7" (1.97m x 1.7m),

Loft Room 14' 9" x 10' 5" (4.49m x 3.17m)

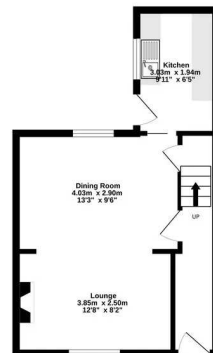


Teignmouth is a popular seaside resort on a stretch of red sandstone along the South Devon Coast. It is a coastal town that has a historic port and working harbour, with a Victorian Pier and promenade.

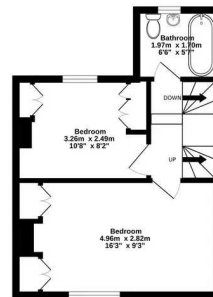
There are sandy sea and river beaches excellent for sailing and water sports with two sailing clubs and a diving school.



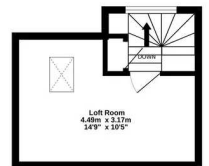
Ground Floor  
32.0 sq.m. (265 sq.ft.) approx.



1st Floor  
29.3 sq.m. (215 sq.ft.) approx.



2nd Floor  
15.7 sq.m. (169 sq.ft.) approx.



**TOTAL FLOOR AREA : 77.0 sq.m. (829 sq.ft.) approx.**

While 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 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. Made with Metropix (C)2021

