



11 Belgrave Terrace, Teignmouth, TQ14 8LJ

£285,000 Freehold

Mid Terraced House • Conveniently Situated Close to Town, Rail & Bus Links & Beaches • Three Bedrooms • Two Receptions • Downstairs WC • Family Bathroom • Enclosed Rear Courtyard • On Street Parking • No Chain • EPC - C

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Teignmouth
TQ14 8HH


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Stepping in to the entrance hallway, an attractive turning staircase leads to the upper floor and there are doors off to the reception rooms and kitchen.

The living room, fitted with wall lights, has a lovely bay window overlooking the front of the property.

The second reception rooms has French doors opening to the enclosed rear courtyard.

The kitchen, fitted with a range of cream base and wall units with worktop and tiled splash back has an integrated electric oven and electric hob with extractor above. There is under counter space for appliances and a further useful area for storage leading to the downstairs WC also opens out to the rear courtyard. The useful downstairs WC has a pedestal wash hand basin and obscure glazed window. A brick built store accessed from the courtyard has plumbing and space for a washing machine and space for a dryer.

Ascending the stairs, the landing provides access to the loft space and doors lead off to the bedrooms and family bathroom.

A generous double bedroom overlooks the front of the property and enjoys plentiful built in storage with hanging and shelving. A further single bedroom also has a front aspect.

Another double bedroom which overlooks the rear also enjoys built in storage and drawer space.

The family bathroom comprises bath, separate shower cubicle, low level dual flush WC and pedestal wash hand basin. There is a heated towel rail and obscure glazed window.

The property enjoys an enclosed front entry courtyard with wrought iron gate and low wall boundary with an area laid to AstroTurf.

The paved rear courtyard is fully enclosed by fence and wall boundary with a gate opening to a service lane.

There are two brick built stores, one of which has light, power and an outside tap and houses the Baxi combination boiler. The other store, with power, also has plumbing and space for a washing machine and dryer.

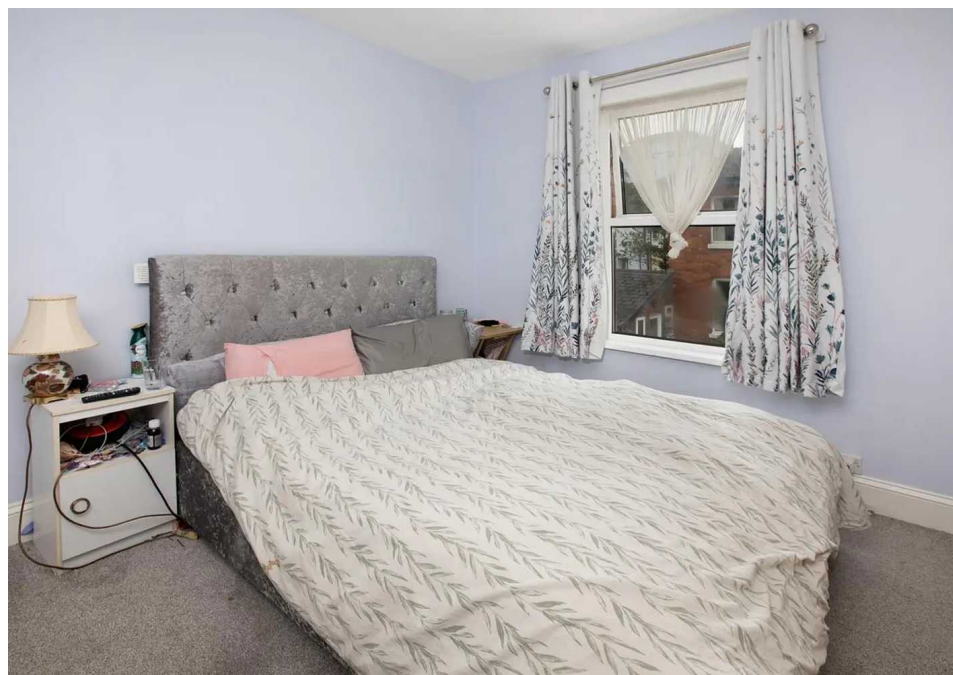
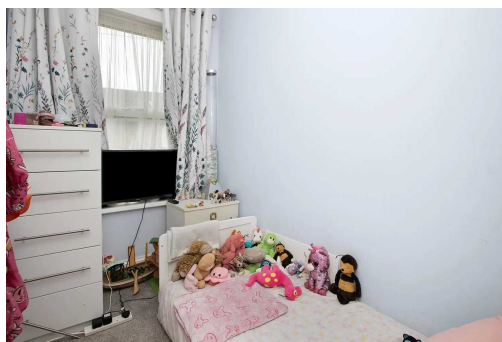


Tenure: Freehold

Council Tax Band B: £1,913.33 per year

Mains Services: Gas, Electric & Water all connected

Broadband Speed - Ultrafast 1000 Mbps (According to OFCOM)



MEASUREMENTS:

- Lounge 13' 2" x 10' 11" (4.01m x 3.32m),
- Dining Room 11' 11" x 9' 9" (3.63m x 2.96m),
- Kitchen 8' 6" x 6' 5" (2.59m x 1.96m), WC 4' 7" x 3' 6" (1.4m x 1.07m),
- Bedroom 10' 11" x 10' (3.33m x 3.04m),
- Bedroom 11' 11" x 9' 11" (3.63m x 3.03m),
- Bedroom 7' 3" x 5' 3" (2.2m x 1.6m),
- Bathroom 8' 3" x 6' 2" (2.53m x 1.89m),
- Outbuilding 4' 2" x 3' 6" (1.27m x 1.07m),
- Outbuilding 3' 6" x 2' 7" (1.07m x 0.80m)

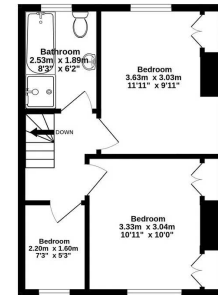
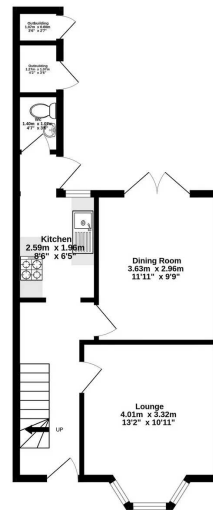


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Ground Floor
40.0 sq.m. (439 sq.ft.) approx.

1st Floor
33.3 sq.m. (359 sq.ft.) approx.



TOTAL FLOOR AREA: 73.3 sq.m. (789 sq.ft.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, Chamberlain's does not warrant, represent or guarantee the accuracy of the floorplan. Measurements of plots, volumes, areas and any other items are approximate and not intended to be used for any legal, statutory or regulatory purposes. The plan is for illustrative purposes only and should be used in conjunction with the perspective photographs. The materials, finishes and specifications shown have not been tested and no guarantee is given as to their quality or efficiency over the years.
 Chamberlain's (2024)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		