



14 Barnpark Road, Teignmouth, TQ14 8PN

£525,000 Freehold

Substantial Semi Detached Property • Retaining Many Period Features • New Roof • Four Bedrooms and Three Receptions • Minutes from Town & Beaches • Bathroom & Shower Room • Sea Views and Roof Terrace • Double Garage • Complete New Roof • EPC - D

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Stepping in to the entrance porch, there is a tiled floor and a further half glazed bespoke stained glass door leads into the entrance hallway. The hallway immediately impresses with high ceiling, deep skirting board and attractive spindled staircase with vast under stairs storage rising to the first floor. Doors lead off to the reception rooms and the kitchen. The living room is a lovely large bright space with a feature fireplace with real fire (swept this year), large box bay window to the front offering sea views, picture rails, cornicing and deep skirting boards. The separate dining room has a window overlooking the rear, stripped wooden floors, high ceiling, original fireplace housing gas stove and deep skirting boards. A further reception overlooks the side, again with period features including tiled recess formerly housing a Rayburn and a door leads through to the kitchen. The dual aspect kitchen, with windows to the side and rear, is fitted with wood wall and base units incorporating drawer space with worktop and matching upstand. There is an integrated electric oven with four ring gas hob above, plumbing and space for a washing machine and the area provides ample space for further appliances.

The Viessmann boiler is mounted on the wall and a glazed door leads out to the side where both the front and rear of the property can be accessed. Ascending the stairs to the first floor the elegant landing spans from the front to the rear of the property and the area is filled with natural light with the addition of a Velux window. There is access to the loft space and doors lead off to the bedrooms, bathroom and shower room. There is also a separate WC on this level. Two double bedrooms overlook the rear of the property, again retaining some period features. One with a bay window and pedestal wash hand basin and the other with an original fireplace. A single bedroom has side aspect and original fireplace. The master bedroom is a lovely bright room to the front with a large box bay window affording sea and country views and has high ceiling, picture rails and deep skirting boards. The family bathroom comprises bath with shower attachment and wall hung wash basin. To the side is an obscure glazed window and the separate WC is next door. The shower room comprises shower cubicle, pedestal wash hand basin and low level WC. There is an obscure glazed window to the front and mirror with light.

The front of the property is approached by steps with handrail where there is a fabulous large paved roof terrace over the double garage with attractive wrought iron railings around affording lovely elevated views over the town and out to sea. A pathway leads to the front door and continues to the side of the property where a gate accesses the rear garden.

The good size rear garden has a large area of hardstanding to the side. There is an outside tap and a gate accesses the front. A pathway leads to the end of the pretty garden which has a level lawn with established borders. A summerhouse and shed are sited at the top of the garden and there is a wall boundary.



This most substantial period property sits in a prime position just minutes from the town and beaches. It boasts a wealth of character with high ceilings, large windows, picture rails, cornicing and original fireplaces.

There's also a double garage and good size level garden and the property has just had a complete new roof.



MEASUREMENTS:

Lounge 16' 1" x 13' 4" (4.9m x 4.06m),

Family Room 14' 7" x 11' 8" (4.43m x 3.55m),

Dining Room 16' x 10' 4" (4.87m x 3.14m),

Kitchen 11' 5" x 10' 4" (3.49m x 3.14m),

Bedroom 16' 1" x 13' 4" (4.9m x 4.06m),

Bedroom 14' 7" x 11' 8" (4.43m x 3.54m),

Bedroom 8' 6" x 7' 3" (2.6m x 2.22m),

Bedroom 12' 11" x 10' 4" (3.94m x 3.14m),

Double Garage 16' 6" x 15' 11" (5.03m x 4.85m)



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.

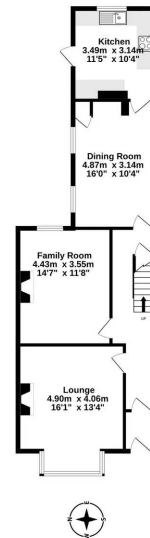
There are sandy sea and river beaches excellent for sailing and water sports with two sailing clubs and a diving school.



Garage
24.4 sq.m. (262 sq.ft.) approx.



Ground Floor
76.9 sq.m. (834 sq.ft.) approx.



1st Floor
71.4 sq.m. (768 sq.ft.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		

TOTAL FLOOR AREA: 146.7 sq.m. (1594 sq.ft.) approx.
 All measurements have been made to the best of our knowledge and are not intended to be used for any other purpose or for comparison. The plan for the Double Garage is only intended to be used for any prospective purchase. The property, contents and appliances shown here have not been tested and no guarantee is given as to their condition or performance. © Chamberlains 2022

