



## 62 Howard Close, TEIGNMOUTH

£225,000 Freehold

Two Bedrooms • NO ONWARD CHAIN • Living Room • Garage • Pleasant Outlook Over the Nature Reserve. • Gas Central Heating • Low Maintenance Westerly Facing Garden • EPC - C

### Contact Us...

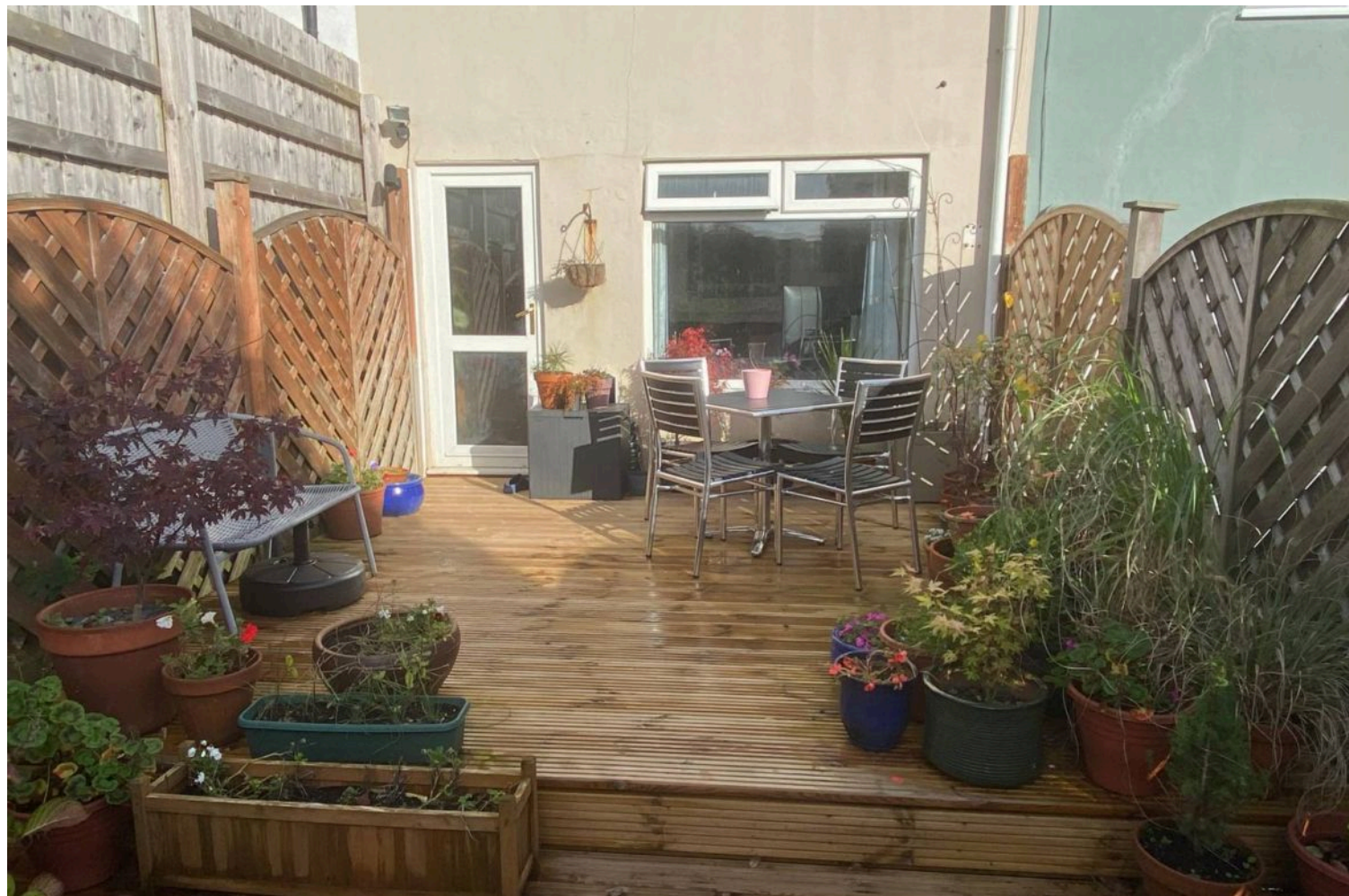
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A modern terraced house in a cul-de-sac, set down from the road and laid out on split levels, with a modern kitchen/breakfast room at the entrance level and a short flight of stairs up to bedroom one and a short flight of stairs down to the living room. Further stairs lead up from the bedroom one level up to the top landing where there is a second bedroom and modern bathroom. There is PVCu double glazing, a low maintenance rear garden with paving and decking and a garage in a block.

The part glazed uPVC front door opens to the welcoming entrance hall with a useful storage cupboard, door leading to the kitchen and stairs rising to the bedrooms and descending to the lounge. The kitchen has a uPVC double glazed window to the front, a range of modern base and wall mounted units with roll edge work surfaces over, one and a half bowl stainless steel sink and drainer unit with mixer tap over, tiled walls, space and plumbing for washing machine, gas cooker point and dining area. From the hallway stairs lead down to the light lounge with a radiator, uPVC glazed window to the rear aspect and glazed door leading out to the garden.

On the first floor half landing there is the main bedroom with a radiator and double glazed window to the rear aspect looking out over the nature reserve and hills beyond. On the top landing there are doors leading off to the shower room and bedroom two and there is a loft access hatch. The shower room comprises a P-Shaped shower cubicle with rainfall shower, low level WC, wall mounted wash hand basin, heated towel rail and obscured double glazed window to the front aspect. The second bedroom also has a double glazed window to the front aspect, radiator and a good size storage cupboard.

To the rear there is a brick paved and decked garden, enclosed by fencing. There are outside power points and a tap. The garden enjoys the afternoon sun and open views.



At the front there is a garage in a block and steps down to the front door with rockery gardens. There is a brick paved patio area, outside tap and cupboard outside the front door.

To the rear there is a brick paved and decked garden, enclosed by fencing. There are outside power points and a tap. The garden enjoys the afternoon sun and open views.



Tenure: Freehold

Council Tax Band B- £2012.40 per annum

Mains Services- Gas, Electric and Water

Broadband- 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:  
Kitchen/Breakfast Room 12'09" x 7'02" (3.90m x 2.20m), Living Room 13'01" x 10'09" (3.99m x 3.30m), Bedroom One 10'09" x 13'00" (3.30m x 3.98m), Bedroom Two 12'09" x 7'03" (3.90m x 2.23m), Shower Room 7'11" x 5'03" ( 2.43m x 1.62m)



| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+)                                       | A       | 89        |
| (81-91)                                     | B       |           |
| (69-80)                                     | C       | 69        |
| (55-68)                                     | D       |           |
| (39-54)                                     | E       |           |
| (21-38)                                     | F       |           |
| (1-20)                                      | G       |           |