



32 Dunning Walk, Teignmouth

£235,000 Freehold

Terraced House • Sitting/Dining Room • Kitchen/Breakfast Room • Far Reaching Countryside Views • Modern Family Bathroom • Near the Coombe Valley Nature Reserve and Local Store • Front and Rear Gardens • Convenient for Access to Schools • EPC - C

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Stepping in to this property there is an entrance hall leading to the sitting/dining room, kitchen/breakfast room and stairs rising to the first floor. The hallway has a uPVC obscure double glazed entrance door with a corresponding side screen and door to a useful under stairs storage cupboard.

The sitting/dining room is a well lit double aspect room with space for table and chairs, a large window and sliding patio doors accessing the rear patio and garden overlooking neighbouring properties towards the nearby Coombe Valley nature reserve. The kitchen/breakfast room is fitted with a range of modern base and wall mounted units and high gloss laminate rolled edge work surfaces with tiled splash backs, space for upright fridge freezer, cooker, extractor hood, space for washing machine and further under counter appliance and integrated one and a half bowl stainless steel drainer sink unit with mixer tap over. There is a wall hung Worcester gas boiler and a window facing the front aspect overlooking the front garden and approach.

Ascending the stairs to the first floor there is a landing leading to the three bedrooms and family bathroom. Bedroom one has a built-in cupboard with fitted shelving and a rear facing window with open views to distant farmland. Bedroom two has a range of fitted wardrobes with hanging rail and fitted shelving, overhead storage, dressing table/fitted chest of drawers and a window overlooking the front aspect and garden. Bedroom three can be used as a useful study and has a large window with a view similar to bedroom one of the rear aspect. The bathroom has fully tiled walls, suite comprising panelled bath with mixer tap and fitted Mira shower, pedestal wash hand basin, low level WC and obscure window.

The property has double glazing and gas central heating.

The front of the property is enclosed by low wall boundary and fence. A wrought iron gate opens to a pathway to the front door. There is an area of lawn with paved surround and planted established borders.

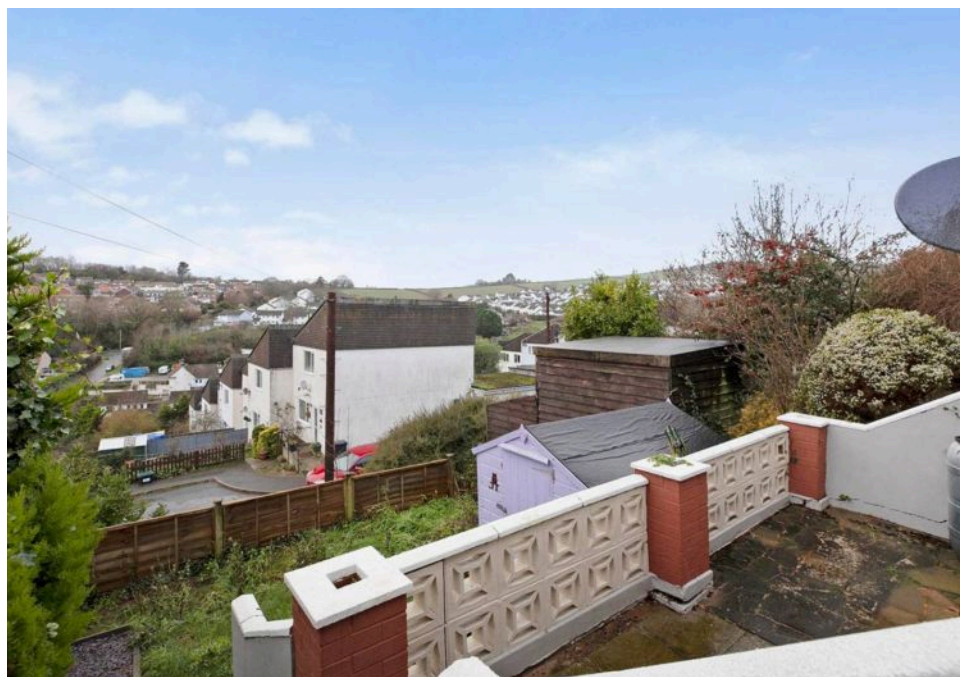
The rear courtyard provides plenty of space for a table and chairs with a raised bed for planting. There are outside electric sockets and an outside tap. The courtyard is fully enclosed by wall and fence boundary with a secure gate leading out to a rear service lane.



Council Tax Band - B **£2012.40 per annum**

Mains Services - Gas, Water and Electric

Broadband Speed- Ultrafast
1000Mbps (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: Lounge 16' 4" x 12' 10" (4.98m x 3.92m), Dining Room 11' 11" x 10' 11" (3.64m x 3.34m), Kitchen/Breakfast Room 17' 5" x 6' 7" (5.32m x 2m), WC 4' 6" x 2' 7" (1.36m x 0.8m), Bedroom 16' 5" x 11' 7" (5m x 3.54m), Bedroom 13' x 11' 11" (3.96m x 3.63m), Bedroom 9' 2" x 7' 5" (2.8m x 2.26m), Bathroom 6' 7" x 6' (2m x 1.84m)



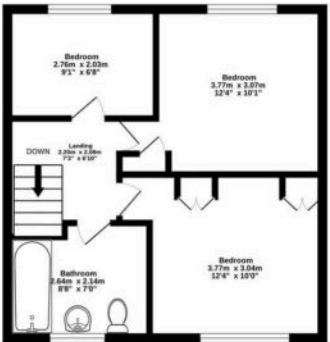
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		89
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Ground Floor
35.3 sq.m. (380 sq.ft.) approx.



1st Floor
35.7 sq.m. (385 sq.ft.) approx.



TOTAL FLOOR AREA : 71.1 sq.m. (765 sq.ft.) approx.
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of rooms, buildings, roads 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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