



14 Alandale Road, TEIGNMOUTH

£475,000 Freehold

Detached House Situated in Highly Desirable Cul-De-Sac • Three Double Bedrooms • Kitchen/Breakfast Room • Three Bathrooms/Shower Rooms • Lounge/Dining Room • Utility Room/Downstairs WC • Side/Rear Gardens and Spectacular Sea Views • Garage and Off Road Parking • NO ONWARDS CHAIN • EPC - D

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This detached house is situated in an elevated cul-de-sac in a desirable location on the East side of Teignmouth with sea and coastal views.

Stepping in to the property, there is an entrance vestibule which leads to the hallway with stairs to the first floor, understairs storage and doors to the living area, breakfast room and utility room. The lounge/dining room features windows to the front and side overlooking the coastline and out to sea, patio doors accessing the rear garden and a log-effect gas fire.

The kitchen/breakfast room is fitted with a range of modern base and wall mounted units with tiled splashbacks, space for fridge/freezer, integrated dishwasher, double oven, extractor hood, electric hob and wall hung boiler. The multipurpose utility room also serves as a downstairs WC. It is fitted with a wash hand basin, WC and space and plumbing for a washing machine and tumble dryer.

Ascending the stairs to the first floor landing, there are doors leading to the three double bedrooms and family bathroom. Bedroom one has a built-in wardrobe, windows to the front and side capturing far-reaching sea views and an ensuite shower room fitted with walk-in shower unit with rainfall shower, countertop wash hand basin, low level WC and chrome heated towel rail. Bedroom two has a large window to the rear aspect overlooking the Teignmouth landscape and a further ensuite shower room. Bedroom three has a window to the front with similar views to bedroom one. The family bathroom is fitted with a low level WC, wash hand basin, panelled bath with rainfall shower above and obscure glazed window to the rear.

Tenure - Freehold

Mains Services - Gas, Electric and Water

Council Tax Band E - £3162,32 per annum

Broadband - Ultrafast 1000Mbps (According to OFCOM)



The partially lawned gardens extend from the rear to the side of the property. The side garden features a south facing patio.

One allocated parking space in the car park directly outside the building. Additional visitor parking is available.



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 10'1" x 10" (3.07m x 3.05m),
Breakfast Room 10'6" x 10'6" (3.20 x 3.07m), Living/Dining Room 21'4" x 14" (6.50m x 4.27m), Bedroom 14'7" x 12'6" (4.45m x 3.81m), Bedroom 13'4" x 10'6" (4.06m x 3.20m), Bedroom 13'2" x 9'3" (4.01m x 2.82m), Utility Room 10" x 8'8" (3.05m x 2.64m), Garage 17" x 8'3" (5.18m x 2.51m)



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) | A | 79 |
| (81-91) | B | |
| (69-80) | C | |
| (55-68) | D | |
| (39-54) | E | |
| (21-38) | F | 61 |
| (1-20) | G | |