



Poldhu Buckeridge Road, Teignmouth

£430,000 Freehold

NO ONWARD CHAIN • Edwardian End of Terrace House • Four Bedrooms and Loft Room • Lounge with Large Bay Window and Wood Burner • Kitchen/Breakfast Room and Separate Diner • Luxury Shower Room/WC and Two Separate WCs • Front, Side and Rear Gardens • Characterful Features • Short Walk to Town Centre and Amenities • EPC - E

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'Poldhu' is a beautifully presented Edwardian end of terrace property, styled with a blend of traditional features and modern comforts. Spacious principal rooms implementing large bay windows, feature wood burner/fireplaces, picture rails, original outside coal store, stripped wood flooring and countless more characterful attributes making this property rich in charm.

Upon entering the property, you step in to an entrance vestibule and a reception hall connecting to the sitting room, dining room and kitchen/breakfast room. The sitting room has a large bay window with a good outlook of the surrounding area and a fireplace with an original wood burning stove. Set at the rear of the property, the kitchen/breakfast room includes windows to the side and rear gardens and is fitted with a range of base and wall mounted units, one and a half bowl acrylic sink with mixer tap and drainer, integrated fridge/freezer, space for gas cooker and washing machine, extractor hood and wine rack. There is an additional unit housing the boiler and a large inset larder cupboard. Within the breakfast room there is space for a table and chairs and a door accessing the gardens. The separate dining room has a feature fireplace, and a window to the rear aspect.

Ascending the stairs to the first floor, the landing leads to the luxury shower room, separate WC and four bedrooms. The bedrooms are great sizes, benefiting from windows to the front or rear and feature fireplaces. The master bedroom has a large bay window affording partial views out to sea and allowing plenty of light. The shower room is modernised for style and convenience, fitted with a walk-in shower cubicle with rainfall shower and further wall mounted power shower, concealed cistern WC, round countertop basin with drawers below, urban vertical radiator and obscure window to the side. There is a separate WC fitted with a concealed cistern WC with integrated basin on top and a heated towel rail. There are further stairs rising to the loft room. This space can be multipurpose and is currently acting as an additional reception room/office. There is plenty of under eaves storage and a Velux window allowing light and an elevated view of the surrounding area.

There is central heating and double glazing.

To the front of the property, there are two sets of steps surrounded by brick and stone walls rising to the entrance level. There is a gravel path that leads to the front door, well maintained lawned area and access gate to the side and rear gardens.

The rear to side garden is on three tiers and enjoys the sun from rise to set. There is a charming potting shed and outside WC. Steps lead up to a level lawn and an original coal shed used for storage. At the top level there is a timber shed and a rear gate accessing West Buckeridge. There is space on the lawn and wrap around patio for garden furniture and the garden is particularly pretty with sitting out areas and ledges for pot displays.



Tenure - Freehold

Mains Services - Gas, Electric and Water

Council Tax Band C - **£2299.88 per annum**

Broadband - 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 13'5" x 13'4" (4.10m x 4.07m), Kitchen/Breakfast Room 19'7" x 10'0" (5.97m x 3.06m), Dining Room 12'4" x 10'4" (3.77m x 3.15m), Bedroom 14'1" x 10'9" (4.30m x 3.27m), Bedroom 11'10" x 10'8" (3.61m x 3.25m), Bedroom 10'2" x 9'10" (3.11m x 2.99m), Bedroom 8'7" x 5'10" (2.61m x 1.79m), Loft room 21'0" x 11'10" (6.41m x 3.61m)

