



34 Highgrove Park, TEIGNMOUTH

£460,000 Freehold

Detached House • Four Bedrooms, One Ensuite • Lounge and Dining Room • Kitchen and Utility Room •
Downstairs WC and Family Bathroom • Desirable Cul-de-sac Location • Garage, Driveway and Garden •
Requires Updating • No Chain • EPC -C

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This detached house, requiring some modernisation, sits in a great position in a well regarded East Teignmouth cul-de-sac with good access for Teignmouth town and bus service to all routes out of town. There is a footpath right by the property down to the bus stop on the Dawlish Road where there is also access to the idyllic Eastcliffe park which is great for dog walking and provides a very pleasant 10 minute stroll to the sea front. There is driveway parking for two vehicles as well as a garage. With four bedrooms, an en suite, lounge, dining room, kitchen, utility room, downstairs WC and family bathroom, with modernisation, this would make a lovely home and enjoys seasonal sea glimpses from some upstairs rooms. Stepping into the entrance hallway there is a downstairs WC, doors to the kitchen and lounge and stairs to the first floor. The downstairs WC comprises a low level flush WC, wash hand basin and is partly tiled with a mirror. The kitchen has a window to the front and comprises base and wall mounted units with one and a half bowl single drainer stainless steel sink unit with mixer tap, roll edged working surfaces, gas hob, electric oven/grill and space/plumbing for a dishwasher. Off the kitchen there is a utility room with a partly glazed door to the side, worktops with cupboards and appliance space under, plumbing for washing machine, wall hung boiler and double wall cupboard and a tall storage cupboard with shelves.

The lounge has patio doors to the rear and a window to the rear, a brick fire surround (fire not working) and tiled hearth and double doors to the dining room which has a window to the rear.

Upstairs there is a galleried landing with a window at the top of the stairs, entrance to loft and an airing cupboard housing the hot water cylinder with slatted shelving. Bedroom four is at the top of the stairs to the right and is a single bedroom with a window to the front. Bedroom two is on the left at the top of the stairs with a window to the rear with seasonal sea glimpses and a built in cupboard. Bedroom one has a window to the rear with seasonal sea glimpses and a double cupboard. Off this bedroom there is an ensuite shower room with shower cubicle with Mira shower and fitted surround, low level flush WC, wash hand basin in unit with cupboard under, tiled splashback medicine cupboard under and mirror with strip light over. There is a frosted glazed window to the side and partly tiled walls. Bedroom three has a window to the front and a built in cupboard.

The family bathroom has a panelled bath with tiled surround, mixer tap and shower attachment. There is a low level flush WC, pedestal wash hand basin, partly tiled walls, a medicine cabinet and a strip light with shaver point.

There is a front lawn, paved area and a covered canopied entrance porch and a tap at the front and rear.

The rear garden is level with lawn, a raised decked area, paving outside the lounge patio doors and pathways to both sides of the property. There is a rear lower paved area with a timber shed with a newly felted roof.



Tenure - Freehold

Mains Services - Gas, Electric and Water

Council Tax Band E - **£3162.32 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.



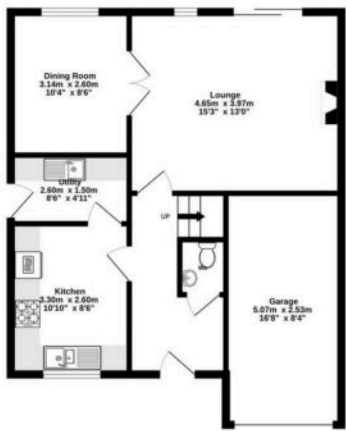
MEASUREMENTS: Lounge 4.65m x 3.97m (15'03" x 13'0"), Dining Room 3.14m x 2.60m (10'04" x 8'06"), Kitchen 3.30m x 2.60m (10'10" x 8'06"), Bedroom 3.76m x 3.00m (12'04" x 9'10"), Bedroom 3.03m x 2.96m (9'11" x 9'09"), Bedroom 3.27m x 2.66m (10'09" x 8'09"), Bedroom 3.22m x 2.47m (10'07" x 8'01"), Garage 5.07m x 2.53m (10'08" x 8'04")



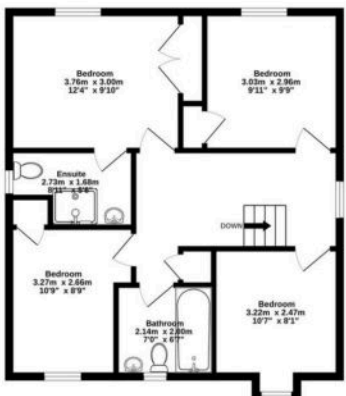
Energy Efficiency Rating

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

Ground Floor
60.0 sq.m. (645 sq.ft.) approx.



1st Floor
58.2 sq.m. (627 sq.ft.) approx.



TOTAL FLOOR AREA: 118.2 sq.m. (1272 sq.ft.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, gardens, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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