



29 Charlemont Road, TEIGNMOUTH

£430,000 Freehold

Spacious Detached Bungalow • Four Double Bedroom • Living Room • Kitchen/Breakfast Room • Dining Room/Office/Snug • Bathroom/WC & Additional WC • Sea Views • Garden with Raised Terraces & Workshop • Ample Off Road Parking • EPC – D

Contact Us...

01626 815815

teignmouthsales@chamberlains.co

6 Wellington Street
Teignmouth
TQ14 8HH

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This is a spacious and light property, offered in excellent order; situated in a desirable East Teignmouth location. Stepping in to the entrance hall, light floods in from the two ceiling Velux windows. A door to the left leads to bedroom four/study and the hallway opens to the main central hallway which the other rooms are off. This spacious hall area has built in cupboards for cloaks/shoes, a linen cupboard and a loft entrance.

Double doors lead to the front facing living room with a sea view and engineered wood flooring extending from the hallway.

The modern kitchen/breakfast room comprises base and wall units, roll edged worktop, white one and a half bowl single drainer sink unit, gas hob with cooker hood over, electric oven and grill, plumbing for washing machine, breakfast bar, space for fridge/freezer, 'Baxi' boiler and door to a side porch. The side porch has a door to the rear, double wall cupboard and a door to an additional WC with a low level flush WC, small wash hand basin and a frosted glazed window to the front.

Bedroom four/study has a bay window to the front and a vaulted ceiling with Velux windows. Bedroom one and three have windows to the rear and built in wardrobes. Bedroom two has a window to the side and a double wardrobe and there is another room with double doors to the rear and built in wall units that could be a fifth bedroom, office or snug.

The bathroom/WC has a white suite comprising panelled bath, wash hand basin with cupboards under, low level flush WC, shower cubicle with separate shower attachment and rainfall head, ladder towel rail and two patterned glazed window to the side.

There is gas central heating and uPVC double glazing.

At the front, there is a tarmac driveway for three vehicles, a brick paved area with sea views, tap and gate to the rear.

At the rear, there is a balcony terrace accessed by double doors from the bungalow which is decked with wooden railings and sea views. There is a paved patio with a shed and decking off the patio with a lovely sea view, a side path, lawn with borders, stepping stones, hedge and palm tree. There is storage under the balcony and a workshop which adjoins the rear of the bungalow with workbench, shelves, power and light (possibly with potential for making ensuite if required as it backs on to bedrooms).



Tenure - Freehold

Mains Services - Gas, Electric and Water

Council Tax Band **D** - **£2587.36 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.

Spacious detached bungalow with 4/5 bedrooms, sea views, garden and ample parking. Versatile accommodation and in good order. Desirable East Teignmouth location.



MEASUREMENTS: Living Room 16'10" x 10'2" (5.12m x 3.09m), Kitchen/Breakfast Room 12'2" x 10'10" (3.71m x 3.00m), Sitting Room 10'10" x 7'4" (3.30m x 2.23m), Bedroom/Office 13'3" x 7'3" (4.05m x 2.92m), Bedroom 11'5" x 10'10" (3.49m x 3.30m), Bedroom 11'9" x 7'3" (3.58m x 2.20m), Bedroom 7 10'10" x 8'6" (3.30m x 2.59m), Workshop/Store 7'3" x 6'5" (2.21m x 1.96m)

