



1 Mardon House, 10 Higher Brimley Road

£279,999 Freehold

Modern Semi-Detached House • In Select Development of Seven Properties • Three Bedrooms • Open Plan Living Room/Kitchen • Bathroom/WC and Additional WC • Small Dressing Room off Main Bedroom • Two Parking Spaces, One Previously a Garden Area • Own Storage Area • Within Close Proximity to Town Centre, Seafront and Station • EPC - B

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This freehold semi-detached house is situated within a small select development established in 2017 (seven properties in total). There are three bedrooms, one of which could alternatively be used as a reception room, an open plan living room/kitchen, bathroom and an additional WC. It has a reverse level layout and a modern feel throughout. It is conveniently located being close to the town centre, seafront and beaches and near great transport links. There is generous parking with an allocated parking space and a parking area next to the property which was previously a private garden area.

Stepping into the property at the entrance hall, which is the upper level, there are doors off to the living area, WC and third bedroom/dining room. There is also a loft access. The triple aspect living area is a particularly bright space and is open plan to the kitchen, with two windows to the side and one to the front. The contemporary kitchen area is fitted with a matching range of base and wall mounted units with roll edge worktops, one and a half bowl stainless steel sink with drainer, four ring electric hob, electric oven/grill, integral dishwasher and space for a fridge/freezer.

The third bedroom can be used as a single bedroom/dining room/study and has a window to the side. The WC comprises a low level WC and a pedestal wash hand basin.

Descending the stairs to the lower level, there are doors off to the two double bedrooms, family bathroom and useful understairs store cupboard. The bedrooms are similar in size. The main bedroom has a walk-in small dressing room and a window to the side. The second bedroom is another double room with a window to the side. The family bathroom has a partially tiled suite with a panelled bath with shower screen and gravity fed shower above, close coupled pedestal wash hand basin and low level WC with medicine cabinet above. There is also an inset store area housing space/plumbing for a washing machine/dryer with the 'Ideal' boiler above.

There is gas central heating and double glazing throughout.

MEASUREMENTS:

Lounge/Kitchen 6.00m x 3.45m (19'08" x 11'04"),

Bedroom/Dining Room 3.40m x 2.93m (11'02" x 9'07"),

Bedroom 4.02m x 2.91m (13'02" x 9'07"),

Bedroom 4.02m x 2.73m (13'02" x 8'11"),

Bathroom 2.57m x 1.85m (8'05" x 6'01")



Tenure - Freehold

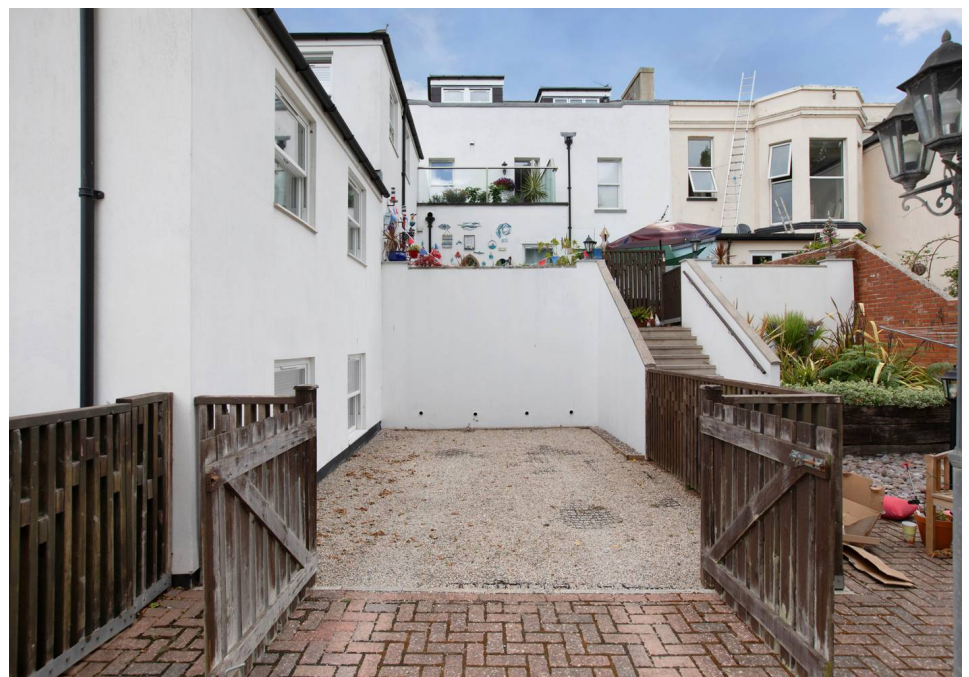
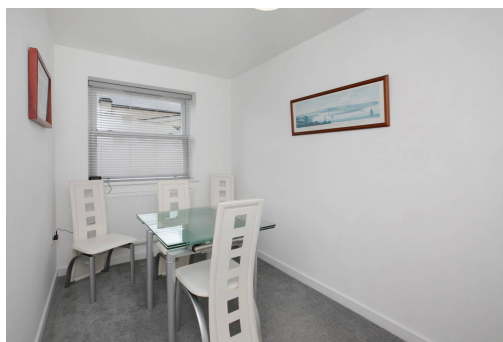
Service Charge - Currently **£720 per annum**

Mains Services - Gas, Electric and Water

'Kingspan' sewage system with two chambers

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

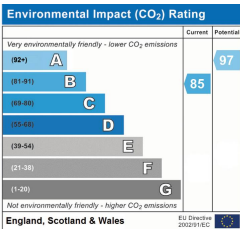
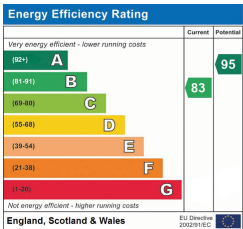
Broadband - Ultrafast 1000Mbps (According to OFCOM)



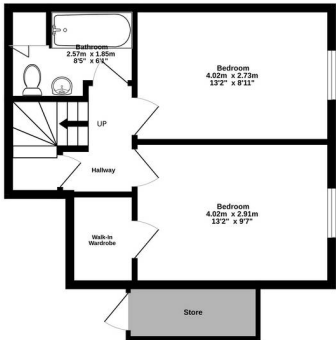
Teignmouth is a popular seaside resort on a stretch of red sandstone along the South Devon Coast. It is a coastal town that has a historic port and working harbour, with a Victorian Pier and promenade. There are sandy sea and river beaches excellent for sailing and water sports with two sailing clubs 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.



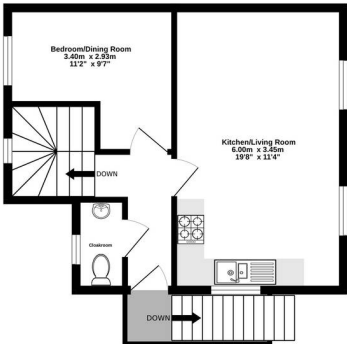
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Ground Floor
34.9 sq.m. (375 sq.ft.) approx.



1st Floor
36.8 sq.m. (396 sq.ft.) approx.



TOTAL FLOOR AREA : 71.6 sq.m. (771 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, rooms 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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