



3 Abbey Close, TEIGNMOUTH

£474,995 Freehold

Detached House with Distant Sea Views • Four Double Bedrooms, One En-suite • Lounge and Dining Room • Kitchen and Utility Room • Downstairs WC and Family Bathroom • Desirable Cul-de-Sac Location • Garage and Driveway • Pleasant Southerly Facing Garden with Conservatory • No Onward Chain • EPC - C

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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 and 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, double wall cupboard and a tall storage cupboard with shelves. The lounge has a brick fire place, patio doors to the conservatory 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 ample airing cupboard housing the hot water cylinder with slatted shelving. At the top of the stairs to the right there is a double bedroom with a window to the front. On the left at the top of the stairs there is a bedroom with a window to the rear with sea views and a built in cupboard. The master bedroom has a window to the rear with sea views and a built in double cupboard. Off this bedroom there is an ensuite shower room with window to the side, shower cubicle with shower and 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. There is another bedroom with a window to the front and a built in cupboard. The family bathroom has a window to the front, 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.

To the front of the property there is an astroturf lawn with shrubs surrounding and driveway access to the garage.

To the rear of the property there is a pleasant south facing garden with patio and astroturf with path down the garden and mature shrubs.



MEASUREMENTS: Lounge 4.67m x 3.98m (15'04" x 13'01"), Dining Room 3.09m x 2.60m (10'02" x 8'06"), Conservatory 3.09m x 2.76m (10'02" x 9'01"), Kitchen 3.33m x 2.57m (10'11" x 8'05"), Bedroom 3.75m x 3.00m (12'04" x 9'10"), Bedroom 3.01m x 2.96m (9'11" x 9'09"), Bedroom 3.29m x 2.66m (10'10" x 8'09"), Bedroom 3.25m x 2.51m (10'08" x 8'03"), Garage 5.08m x 2.55m (16'08" x 8'04")



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.



Tenure - Freehold
Mains Services - Gas, Electric and Water
Council Tax Band E - **£3162.32 per annum**
Broadband - Ultrafast 1000Mbps (According to OFCOM)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	70	80
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		



Abbey Close, Teignmouth, Devon, TQ14

Approximate Area = 1276 sq ft / 118.5 sq m
Garage = 136 sq ft / 12.6 sq m
Total = 1412 sq ft / 131.1 sq m
For identification only - Not to scale