



NO ONWARD CHAIN! Three Bedroom Semi Detached House With Stunning Sea And Estuary Views, Requiring Full Modernisation And Offering Excellent Potential For First Time Buyers Or Investors

9 Hutchings Way | Teignmouth | TQ14 9BE

**complete.**

thoroughly good property agents



PROPERTY TYPE

Semi Detached House



SIZE

753 sq ft



LOCATION

Town



AGE

1920s to 1930s



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

None



PARKING

On Road Parking



OUTSIDE SPACE

Garden



EPC RATING

E - 52



COUNCIL TAX BAND

B



### in a nutshell...

- Semi Detached House Requiring Modernisation With Excellent Potential
- Three Good Sized Bedrooms
- Superb Views Over Teignmouth, Shaldon, The Ness And Out To Sea
- Living Room, Kitchen And Bathroom To The Ground Floor
- Gas Present But No Central Heating Installed
- Large Rear Garden With Southerly Aspect And Stunning Views
- Scope To Create Off Road Parking (Subject To Consents)





## the details...

With No Onward Chain! A fantastic opportunity to acquire a three bedroom semi detached home requiring full modernisation, positioned to take full advantage of breathtaking far-reaching views across Teignmouth, Shaldon, the River Teign estuary and out to sea.

This property presents an ideal project for those looking to refurbish and add value. While gas is connected to the property, it should be noted that there is currently no central heating system installed.

The accommodation is generously proportioned and arranged over two floors. To the ground floor, a spacious living room runs from front to rear, featuring a fireplace and enjoying stunning outlooks over the gardens and surrounding coastline. The kitchen remains in its original condition, fitted with base units and an inset sink, and also benefits from elevated views. A ground floor bathroom completes this level.

Upstairs, there are three well-sized bedrooms, two of which enjoy particularly impressive panoramic views across Teignmouth, the estuary and out to sea.

Externally, the property boasts generous gardens to both the front and rear. The rear garden is a standout feature, enjoying a sunny southerly aspect along with uninterrupted views across the estuary towards Shaldon and The Ness. There is also potential to create off road parking to the front, subject to the necessary permissions.

This is a rare opportunity to secure a property in an elevated position with exceptional views, offering significant scope for improvement and the chance to create a superb family home.

Material Information (Subject to Legal Verification)

Tenure: Freehold

EPC Rating: E

Parking: On street

Council Tax Band - B



the floorplan...

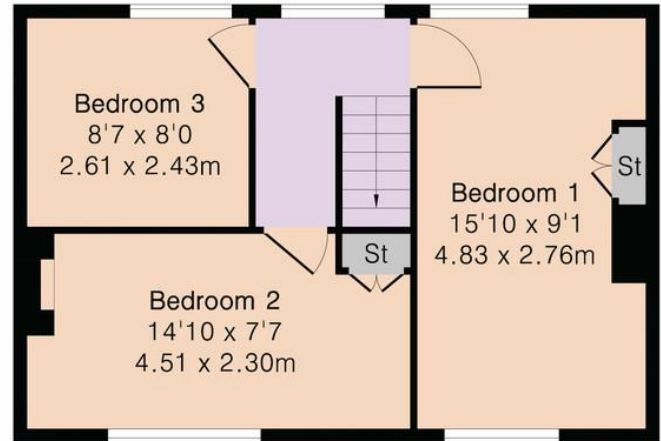
## Approximate Gross Internal Area 758 sq ft - 70 sq m

Ground Floor Area 379 sq ft – 35 sq m

First Floor Area 379 sq ft – 35 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

complete.



## the location...

### Travel

Hutchings Way

0.04 mi • Bus stop or station

Coleman Avenue

0.12 mi • Bus stop or station

Broadmeadow View, Broadmeadow View

0.12 mi • Bus stop or station

Teignmouth Rail Station

0.82 mi • Train station

### Schools

Teignmouth Primary School

0.05mi •

Our Lady And St Patrick's Roman Catholic Primary School

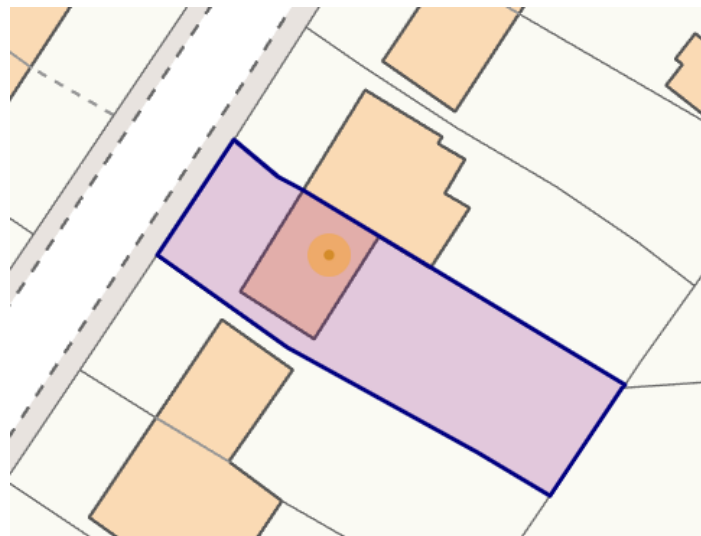
0.11mi •

Teignmouth Community School, Exeter Road

0.62mi •

Please check Google maps for exact distances and travel times.

**Property postcode: TQ14 9BE**



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