



Three Bedroom Semi-Detached Family Home With Off-Road Parking For Two Cars, Character Features, Generous Accommodation, Rear Garden And Far-Reaching Views

39 Mill Lane | Teignmouth | TQ14 9AZ





PROPERTY TYPE

Semi Detached House



SIZE

936 sq ft



LOCATION

Town



AGE

1920s to 1930s



BEDROOMS

3



RECEPTION ROOMS

2



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Off Road Parking



OUTSIDE SPACE

Garden, Patio



EPC RATING

D



COUNCIL TAX BAND

C



in a nutshell...

- Off-Road Parking For Two Cars
- Far-Reaching Views
- Generous And Versatile Accommodation
- Character Feature Fireplaces And Picture Rails
- Spacious Front Lounge With Bay Window
- Separate Dining Room
- Galley-Style Kitchen With Rear Garden Access
- Enclosed Rear Garden With Patio And Decking
- Third Bedroom Offering Flexible Study/Office Space





the details...

A charming three-bedroom semi-detached home offering spacious and versatile accommodation, a wealth of character features and attractive far-reaching views towards Shaldon and beyond. The property benefits from off-road parking for two cars, a good-sized rear garden and a convenient location, making this an ideal family home.

Steps and a pathway provide access to the front entrance porch, with further side access leading through to the rear garden. The entrance porch opens into a welcoming entrance hallway, with stairs rising to the first floor and doors providing access to the principal reception rooms and kitchen.

The lounge is positioned to the front of the property and features a UPVC double-glazed bay window, central heating radiator and attractive picture rail. An opening leads through into the dining room, which benefits from a UPVC double-glazed window, central heating radiator and a further feature fireplace, creating a warm and inviting space for family dining and entertaining.

The galley-style kitchen is fitted with a range of matching wall and base units, complemented by work surfaces and tiled splashbacks. There is space and plumbing for white goods, a sink with mixer tap, integrated single oven with gas hob and extractor fan over, together with a UPVC double-glazed window overlooking the rear garden. A door provides direct access outside, making the kitchen particularly practical for everyday family living.

To the first floor are three bedrooms and the family bathroom. The principal bedroom is a spacious double room positioned to the front of the property, featuring a UPVC double-glazed bay window providing lovely far-reaching views towards the surrounding area and beyond. The room also benefits from a feature fireplace, picture rail and central heating radiator.

The second bedroom is another generous double room, with UPVC double-glazed windows overlooking the rear, central heating radiator, feature fireplace and picture rail. The third bedroom provides a versatile space which could be utilised as a bedroom, home office, study or dressing room, and benefits from a UPVC double-glazed window overlooking the rear garden and central heating radiator.

The family bathroom comprises a panelled bath with shower over, pedestal wash hand basin, low-level WC, heated towel rail, vanity storage with mirror and extractor fan, together with a UPVC double-glazed window to the rear.

Outside, the rear garden is accessed directly from the kitchen and opens onto a courtyard-style seating area with side access and steps leading to a patio area. Further steps lead up to a raised decked seating area, with the remainder of the garden being enclosed by timber fencing. The elevated position provides attractive far-reaching views towards Shaldon and beyond, creating a pleasant outdoor space for relaxing and entertaining.

The combination of spacious accommodation, character features, off-road parking and an attractive rear garden makes this a fantastic family home. An internal viewing is highly recommended to fully appreciate the accommodation, versatility and views on offer.



Material Information (Subject To Legal Verification)

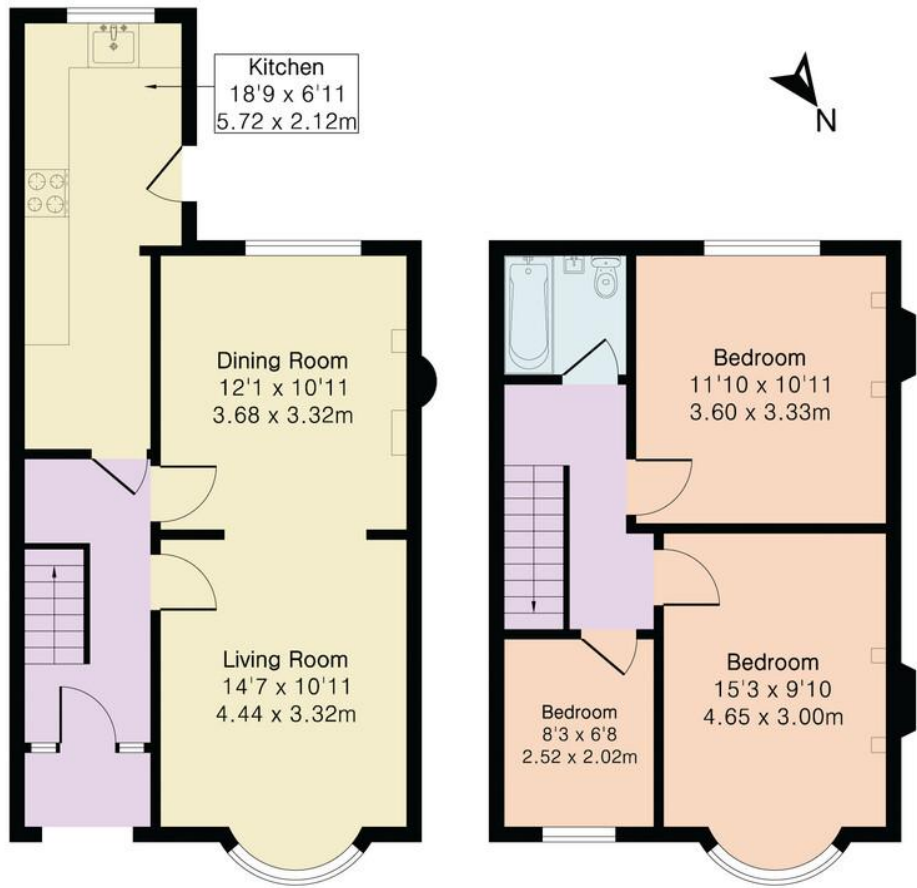
Tenure - Freehold
Council Tax Band - C
EPC - D



Approximate Gross Internal Area 937 sq ft - 87 sq m

Ground Floor Area 504 sq ft – 47 sq m

First Floor Area 433 sq ft – 40 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.





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- Vendors: £25 + VAT per person
- Purchasers: £37.50 + VAT per person

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the location...

Travel

Hutchings Way – Bus Stop – 0.08mi

Coleman Avenue – Bus Stop – 0.10mi

Teignmouth Rail Station – 0.78mi

Schools

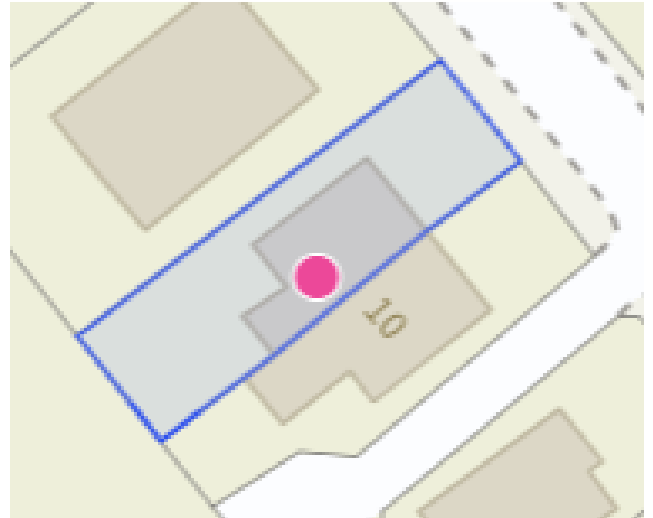
Teignmouth Primary School – 0.13mi

OLSP Primary School – 0.16mi

Teignmouth Community School – 0.60mi

Please check Google maps for exact distances and travel times.

Property postcode: TQ14 9AZ



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