





76 Mill Lane, Teignmouth

£274,000 Freehold

Virtual Walk-Through Available • End Terraced Home • Entrance Hall • Three Bedrooms • Sitting Room • Kitchen • Conservatory • Front and Rear Gardens • Off Road Parking • Convenient Location


BEST FRIENDS













Mill Lane is a popular, elevated residential road in Teignmouth. The location is ideal for families, hosting the local primary school while remaining within easy reach of the vibrant town centre, sandy beaches, and mainline railway station.

Accommodation

The property is entered through a welcoming entrance hall featuring stairs rising to the first floor, a radiator, and doors leading to all primary ground floor rooms. The spacious sitting room is complemented by a large, double-glazed window to the front aspect, a TV aerial point, and a radiator. Double-glazed doors open from here into a bright conservatory, which features a polycarbonate roof, tiled flooring, power points, a radiator, and sliding double glazed doors that seamlessly connect the indoor living space to the rear garden.

The generous double-aspect kitchen is equipped with a matching range of wall, base, and drawer units with roll-top work surfaces over, an inset stainless-steel sink with drainer, and a built-in four-ring gas hob with an extractor hood and built-in oven below. Windows to the front and rear, the kitchen also includes plumbing for a washing machine, inset spotlights, and a concealed wall-mounted combination boiler, with an obscure double-glazed door providing convenient side access to the garden. Completing the ground floor is a modern family bathroom fitted with a white three-piece suite, comprising a low-level push-button WC, a wash hand basin, and a panelled bath with bi-fold glass doors and an electric Triton shower over. The room is finished with stylish tiled flooring, partially tiled walls, a heated towel rail, and an obscure double-glazed window to the rear.

Moving upstairs, the first-floor landing features a glazed window to the rear aspect, access to the loft, and a practical storage shelf over the stairs. The impressive principal bedroom boasts a bright double aspect with double glazed windows to both the front and rear, framing elevated estuary and countryside views. The second bedroom is another comfortable double room, enjoying a front-facing double-glazed window with equally pleasant countryside views. The third bedroom is a practical single room situated to the rear, with its window overlooking the private rear garden. All bedrooms feature smooth-finish ceilings, ceiling light points, and radiators.

Outside

To the front, the property features a neatly enclosed garden bordered by panel fencing, mostly laid to lawn with a concrete path and steps leading up to the front door. A timber gate provides secure access to the side and rear gardens, which have been thoughtfully designed for low maintenance. These private outdoor areas offer several seating options—including an attractive decking area—alongside a tranquil water feature, practical artificial grass, and ample space for a garden shed.

Parking

Convenient off-road parking is situated to the side of the property, offering a double side-by-side parking bay which is easily accessed via a secure timber gate from the front garden.

Agent's Notes

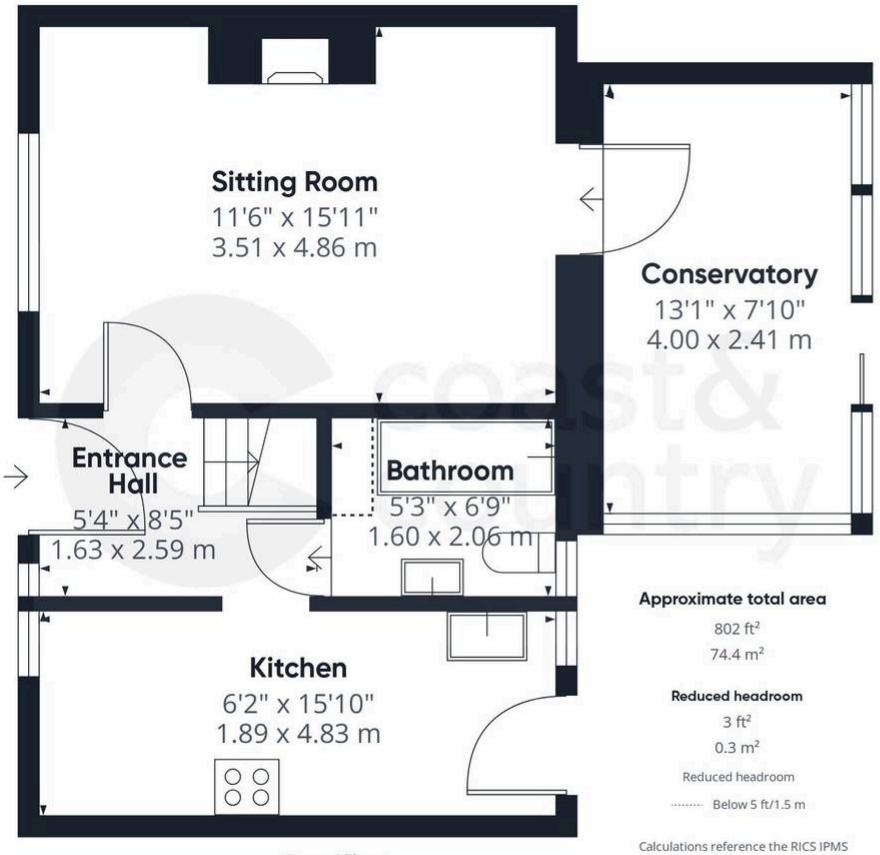
Council Tax: Currently Band B

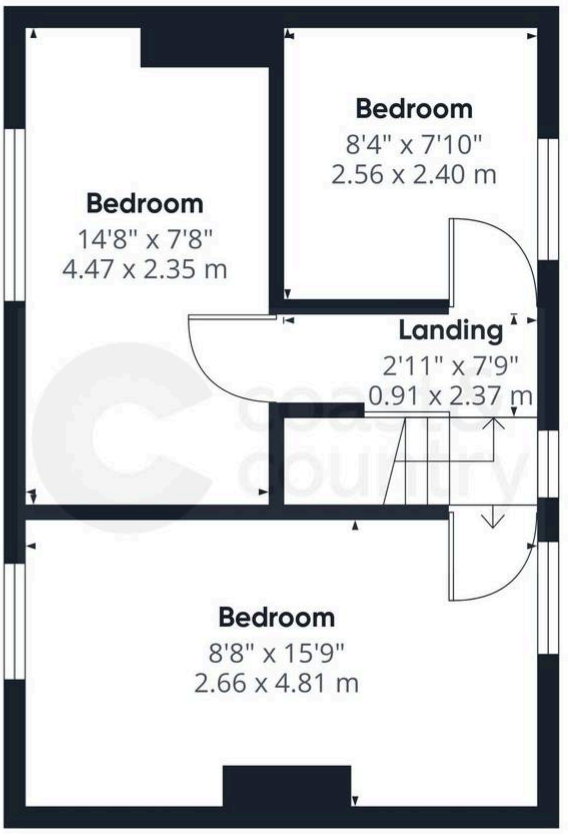
Tenure: Freehold

Mains water. Mains drainage. Mains gas. Mains electricity.

We have been unable to locate a HETAS certificate for the woodburning stove.

EPC Energy Efficiency Rating: D





Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes ± 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers.To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.