



6 Raleigh Road, Teignmouth

£340,000 Freehold

Detached Property • Two Bedrooms with an Additional Self Contained Studio • Lounge with Balcony • Income Potential from Additional Room • Estuary and Countryside Views • Parking for Three Cars • Garden Level Unit partly Converted from Garage • Popular Location • Good Transport Links • EPC - D

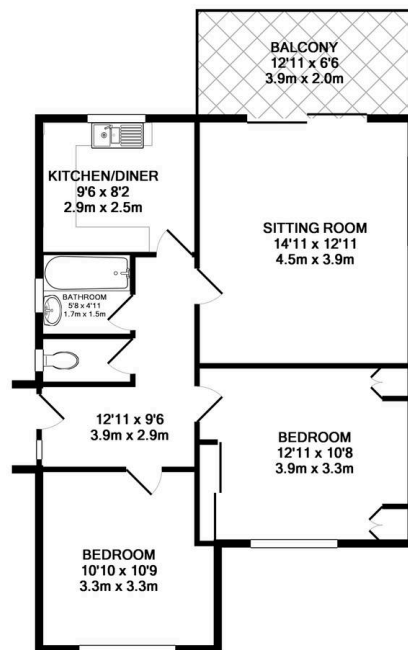
Contact Us...

01626 815815

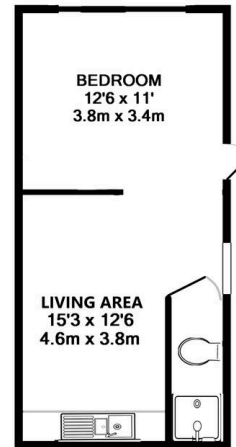
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GROUND FLOOR
APPROX. FLOOR
AREA 651 SQ. FT.
(60.5 SQ. M.)



ENTRANCE FLOOR
APPROX. FLOOR
AREA 374 SQ. FT.
(34.8 SQ. M.)



TOTAL APPROX. FLOOR AREA 1026 SQ. FT. (95.3 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, 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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The entrance hall is L shaped and has loft access with a retractable ladder. The lounge is at the rear with patio doors out to a south facing balcony with railings and a side west facing window. There are lovely countryside and estuary views from this room and there is laminate flooring.

The modern kitchen is also at the rear with estuary views from the window. There are base and wall units, a stainless steel sink unit, roll edge work tops, electric cooker and cooker hood, plumbing for dishwasher, spaces for other appliances, tiled splashbacks and space for a table and chairs.

There is a bathroom with white suite comprising panelled bath with shower over and shower screen, wash hand basin in unit, partly tiled walls, window to the side, towel rails and extractor fan. There is a separate WC and a window to the side.

Both bedrooms have windows to the front with countryside views and the main bedroom has built in cupboards.

The additional studio has it's own entrance and outside area, it comprises of a bedroom area, lounge/kitchen area with electric oven and hob, stainless steel sink and fridge. There is also a shower room with low level WC, wall mounted wash hand basin and a shower cubicle.

There is uPVC double glazing and gas central heating.

At garden level there are under house rooms for storage, workshop and laundry room with the hot water cylinder, boiler, plumbing for washing machine and tap.

At the front there is a driveway and additional side parking. A pathway leads along one side to the front door which is at the side of the property. At the other side there is access to the under house separate studio and rear garden with potential for hardstanding if required for a boat/camper.

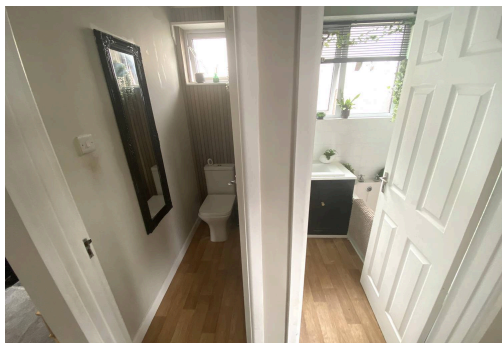
The rear garden is of a good size and is lawned with fence surround and metal shed. As previously described, there is access to useful under house rooms as well as the small separate unit. Steps lead down from the front door side to the garden. There is a balcony off the lounge with estuary and countryside views.



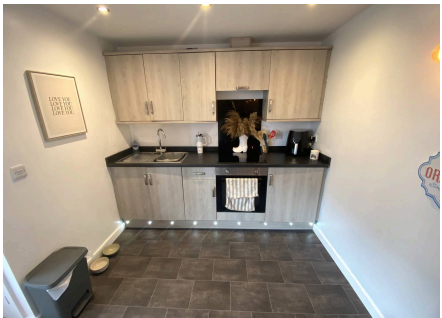
Tenure: Freehold
Council Tax Band D – **£2,710.19 per annum**

Mains Services: Electric, Gas and Water all connected.

Broadband Speed – Ultrafast 1000 Mbps (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.



MEASUREMENTS: Sitting Room 14'11 x 12'11 (4.5m x 3.9m), Kitchen 9'6 x 8'2 (2.9m x 2.5m), Bedroom 12'11 x 10'08 (3.9m x 3.3m), Bedroom 10'10 x 10'09 (3.3m x 3.3m), Bathroom 5'08 x 4'11 (1.7m x 1.5m), Under House area 28'09" x 12'06" (8.40m x 3.80m)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
	65	84