



14 French Street, Teignmouth
£260,000





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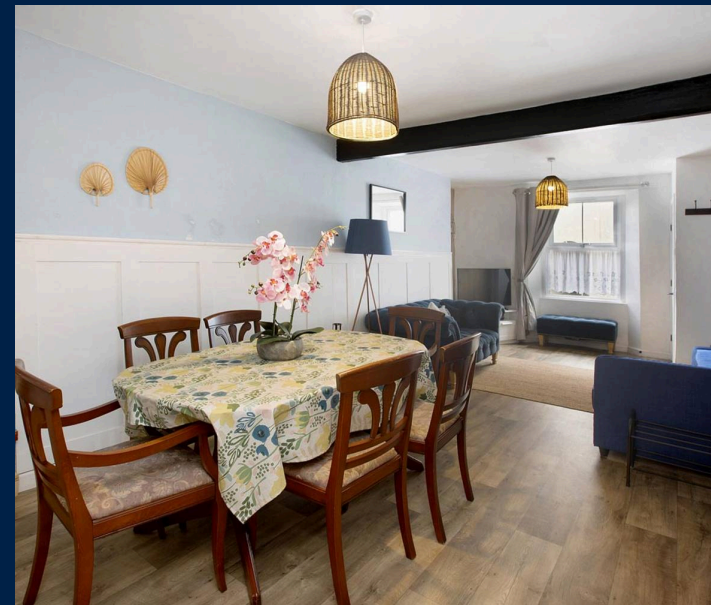
Teignmouth

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- CHARACTER TOWN CENTRE COTTAGE
- NO ONWARD CHAIN
- SPACIOUS LIVING/DINING ROOM
- MODERN FITTED KITCHEN AND SHOWER ROOM
- TWO DOUBLE BEDROOMS
- GARDEN TO REAR
- GAS CENTRAL HEATING, DOUBLE GLAZING
- BEAUTIFULLY MODERNISED BY THE CURRENT OWNER



A characterful cottage conveniently located within the town centre being sold with no onward chain. The property briefly comprises; a spacious living/dining room, modern fitted kitchen and shower room, two double bedrooms, double glazing, gas central heating and enclosed rear garden.

Composite and obscure double glazed door into the...

ENTRANCE LOBBY

With wall mounted cupboard housing fuse box. Panelled walls. Oak finished doors into the...

LIVING/DINING ROOM

With exposed beams, panelled walls and vinyl flooring, uPVC double glazed window to front aspect, two wall mounted radiators, cupboard housing gas meter, under stairs storage cupboard, shelved recess. Sliding oak door into the...

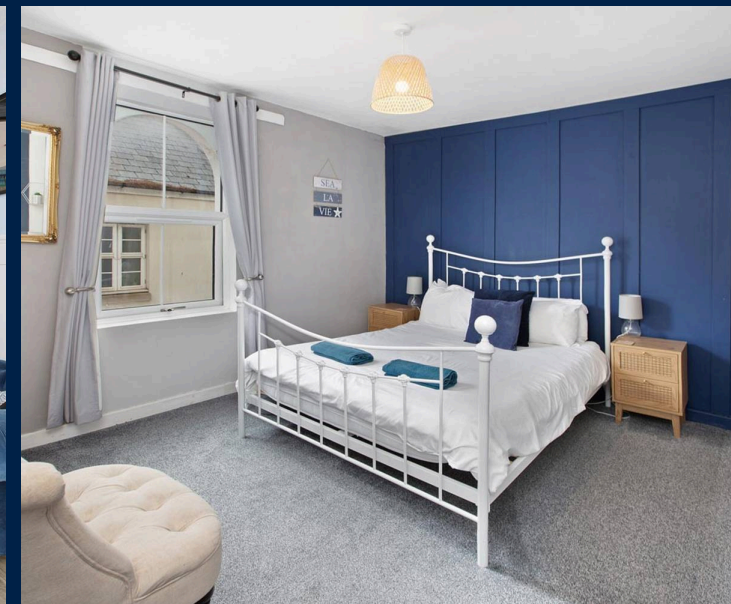
KITCHEN

Fitted with a matching range of base units with oak effect work top, stainless steel sink and drainer with mixer tap, space and plumbing for dishwasher, integrated electric oven and hob with extractor hood over, space for under counter fridge. With tiled flooring, uPVC double glazed door leading onto the rear garden. Fitted shelving. Concertina oak style door into the...

SHOWER ROOM

Fitted with a contemporary walk-in shower cubicle with sliding glass doors and double headed mains powered shower over with contemporary black fittings, wall mounted heated towel rail, pedestal wash hand basin with splash back, low level WC, panelling, obscure double glazed window, extractor fan.

Stairs rise to the FIRST FLOOR





BEDROOM TWO

With uPVC double glazed window to rear aspect. Built in cupboard housing the gas central heating boiler. Radiator. Panelled walls. Access to loft space.

MAIN BEDROOM

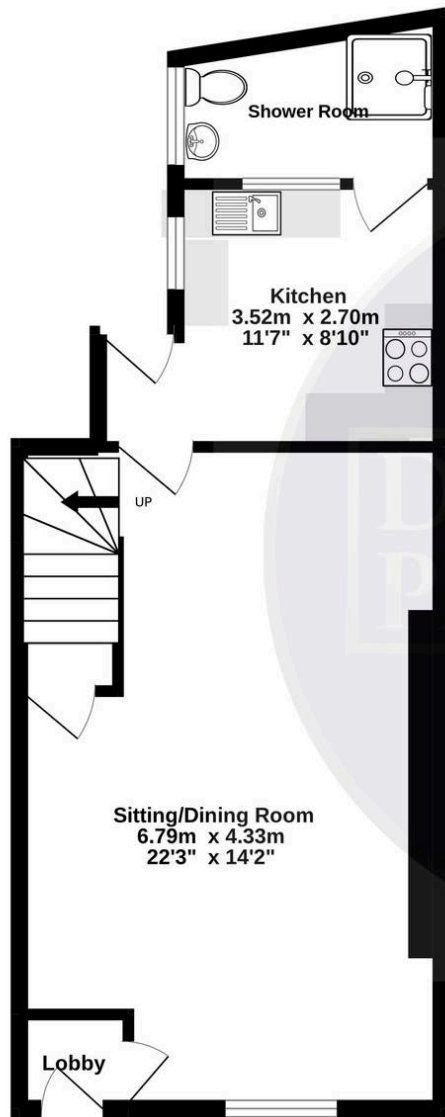
With uPVC double glazed window to front aspect. Radiator. Panelled walls.

OUTSIDE

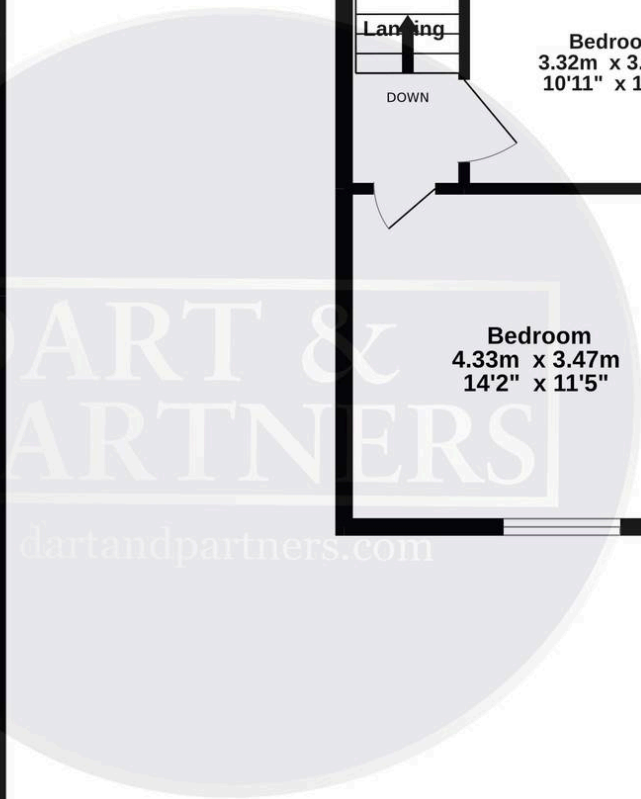
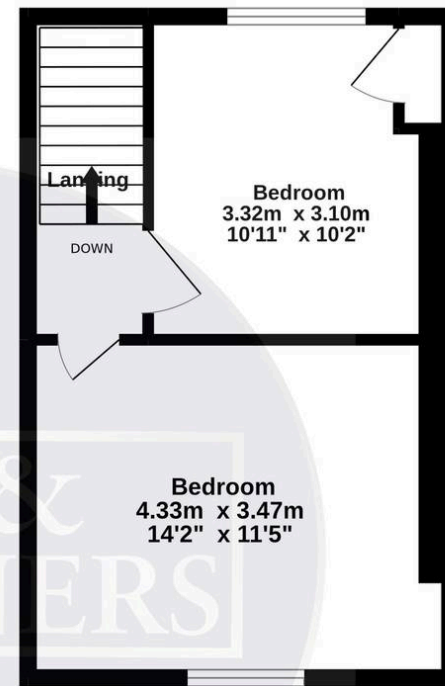
To the rear of the property there is an enclosed garden which is mainly laid to patio bordered with raised beds planted with mature shrubs. Water tap. Outside storage shed. Power.



Ground Floor
40.9 sq.m. (441 sq.ft.) approx.



1st Floor
28.1 sq.m. (303 sq.ft.) approx.



TOTAL FLOOR AREA : 69.1 sq.m. (743 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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