



101 Coombe Vale Road, Teignmouth

£350,000 Freehold

Semi Detached House • Three Double Bedrooms • Modern Fitted Kitchen & Utility Room • Living Room with Patio Doors • Dining Room • Family Bathroom/WC & Downstairs WC • Garage & Off Street Parking for Two Vehicles • Walking Distance to Town & Local Amenities • Good Size Rear Garden • EPC - D

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A spacious three bedroom semi detached property, just outside the town centre, close to Coombe Valley Nature Reserve and bus stops and within easy access of local amenities, schools and transport links. The accommodation comprises three double bedrooms, kitchen, dining room, living room, modern family bathroom with WC and an additional downstairs WC and utility room. There is an attractive rear garden with south/west facing terrace and further lawned area below and there is off road parking and a garage. Estuary views can be enjoyed from the upstairs. Upon entering the property, you step down into an entrance hallway with doors to the utility room, kitchen/breakfast room, dining room and living room. There are a couple of stairs up to the downstairs WC. The living room is a bright, spacious room thanks to the patio doors which lead out to the rear garden. There is a dining room adjacent to the living room with a uPVC window overlooking the rear garden. The kitchen/breakfast room has been fitted to a high standard and comprises a range of wall and base units, stainless sink & drainer with mixer tap above, oven with four ring gas burner, under counter lighting with spot lighting in the floor plynths and space for free standing fridge/freezer and dishwasher.

The utility room houses the boiler and also has a window overlooking the front of the property, as well as spaces for a washing machine and tumble dryer. Ascending the stairs to the first floor, there are three double bedrooms and a modern family bathroom/WC. Two of the double bedrooms overlook the rear, with the main bedroom affording views across the river and towards Shaldon. Bedroom two overlooks the front garden and has a hatch to the loft space. The family bathroom has a tiled suite comprising a low level WC, "P" shaped bath with shower over, wash hand basin with mirror over, heated towel rail and uPVC obscured window.

There is off street parking for two vehicles, with space for another vehicle in the garage.

No Onward Chain.

Gates give access to a low maintenance front garden with access to the side of the property leading to the rear garden, with storage area. Good sized rear gardens with raised decking area which overlooks the whole garden, paved patio area and lawn with garden shed and pond. Off Street parking for 2 vehicles and garage with steps leading down to the property.



No Onward Chain.

There is central heating and double glazing.

Tenure: Freehold

Council Tax Band C - **£2,409.05 per annum**

Mains Services: Electric, Gas and Water all connected.

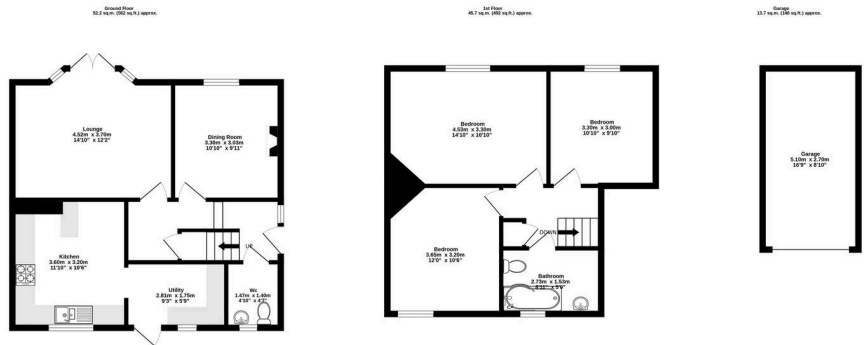
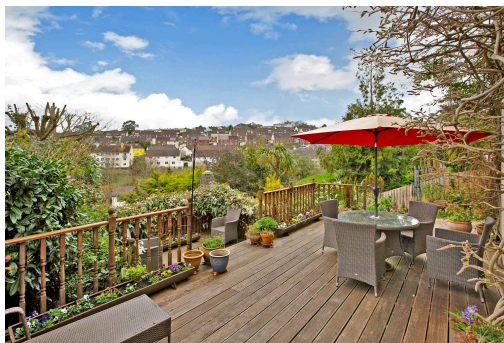
Broadband Speed - Ultrafast 1000 Mbps (According to OFCOM)



Teignmouth is a popular seaside resort on a stretch of red sandstone along the South Devon Coast. The town has a comprehensive range of facilities including local independent shops, bars and restaurants, a small hospital, the Den with a Green Flag Awarded children's play park and both state & independent schools. Teignmouth has a mainline rail service with commuter trains running to London Paddington & Midlands daily. Access to the A380, A38 and M5 is within a few miles away with Torbay to the south and Exeter to the north.



MEASUREMENTS: Living Room 14'10" x 12'2" (4.52m x 3.70m), Dining Room 10'10" x 9'11" (3.30m x 3.03m), Kitchen 11'10" x 10'6" (3.60m x 3.20m), Utility 9'3" x 5'9" (2.81m x 1.75m), WC 4'10" x 4.7" (1.47m x 1.40m), Bedroom 14'10" x 10'10" (4.53m x 3.30m), Bedroom 10'10" x 9'10" (3.30m x 3.00m), Bedroom 12'0" x 10'6" (3.65m x 3.20m), Bathroom 8'11" x 5'9" (2.73m x 1.53m)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		

TOTAL FLOOR AREA: 111.6 sq.m. (1202 sq.ft.) approx.
 Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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