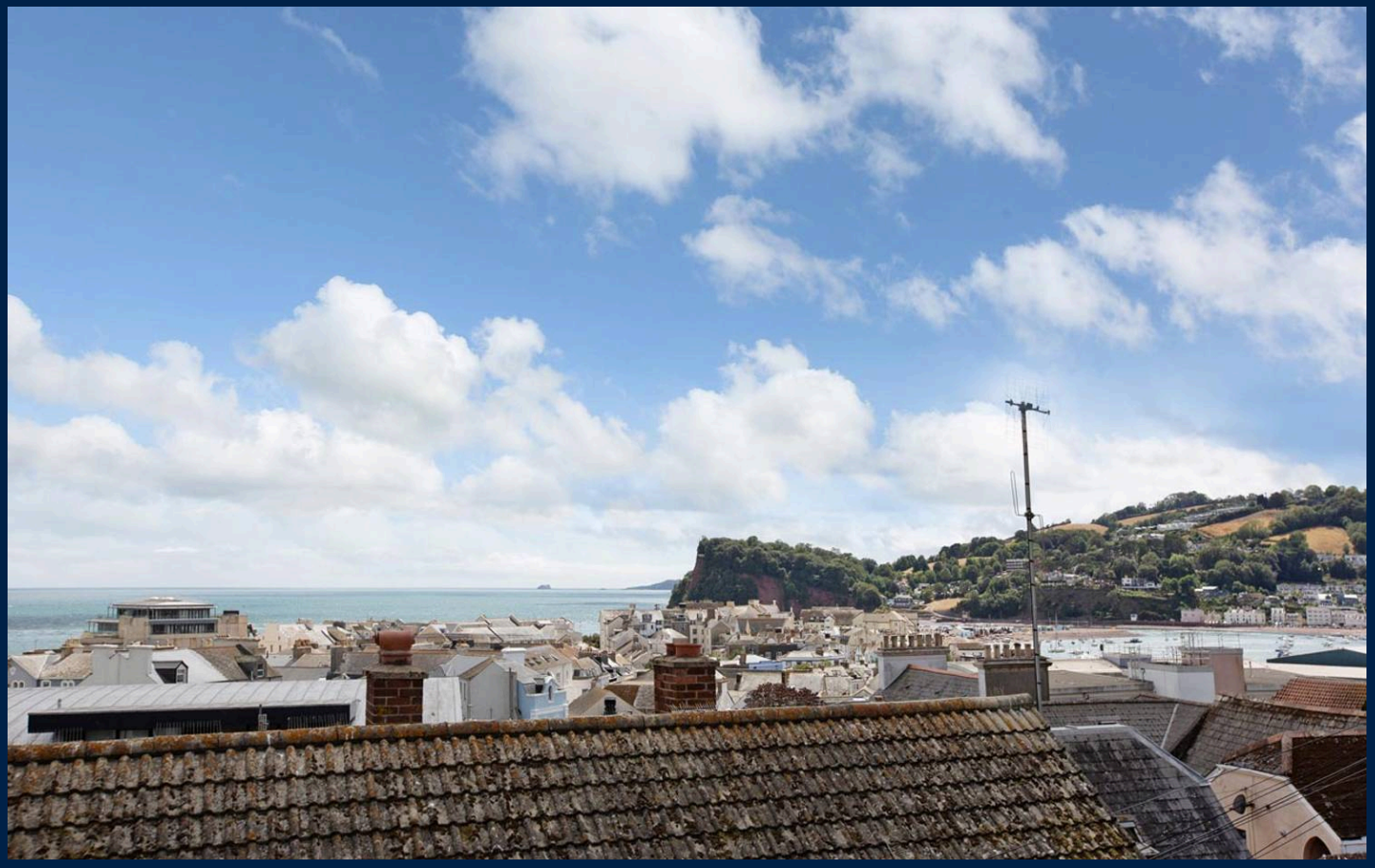
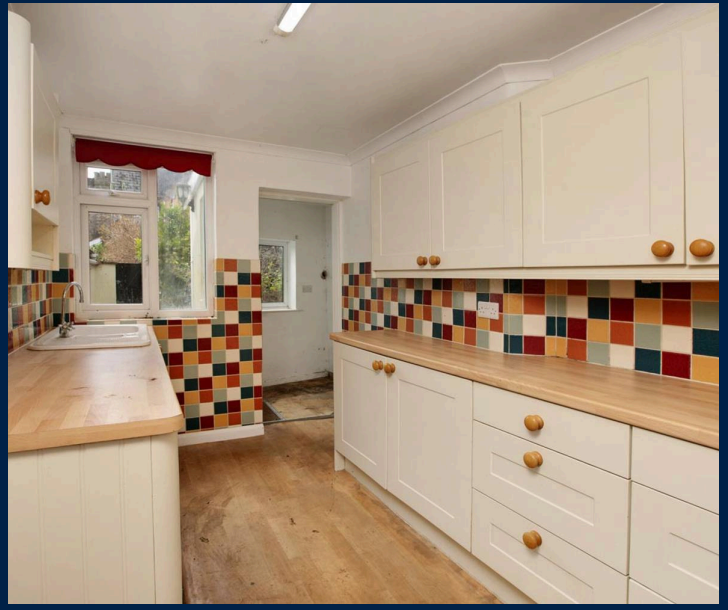


1 Speranza Grove, TEIGNMOUTH

Guide Price **£320,000**

DART & PARTNERS
Established 1971







1 Speranza Grove

Teignmouth

Council Tax band: C
Tenure: Freehold

EPC Energy Efficiency Rating: E

- A DELIGHTFUL DOUBLE FRONTED CHARACTER PROPERTY WITH GENEROUS ACCOMMODATION
- OFFERED FOR SALE WITH NO UPPER CHAIN
- THREE RECEPTION ROOMS, KITCHEN
- GROUND FLOOR CLOAKROOM, FAMILY BATHROOM
- THREE DOUBLE BEDROOMS
- ATTIC/LOFT ROOM WHICH SPANS THE FULL WIDTH OF THE PROPERTY WITH SUPERB COASTAL VIEWS
- ATTACHED GARAGE, ADDITIONAL WORKSHOP
- ENCLOSED COURTYARD GARDEN
- CONVENIENTLY LOCATED ON THE EDGE OF TEIGNMOUTH TOWN WITH EASY ACCESS TO THE TOWN CENTRE AND SEAFRONT

A delightful character property being double fronted and at the end of three, offered for sale with NO UPPER CHAIN and with generous accommodation comprising; three reception rooms, kitchen, cloakroom, three double bedrooms plus an attic/loft room which spans the full width of the property with superb views to the Teign estuary taking in The Ness, Beachcombe coastline and out to sea, family bathroom, attached garage, additional workshop, enclosed courtyard garden. Conveniently located on the edge of Teignmouth town with easy access to the town centre, seafront beaches and a short walk from Teignmouth's mainline railway station.

uPVC double glazed entrance door into the...

ENTRANCE HALLWAY

Dado rail, stairs to the upper floors, radiator, doors to under stairs storage. Doors to...

RECEPTION ROOM

uPVC double glazed window overlooking the front aspect. Radiator, stripped wooden floors, picture rail, feature beam, stone fireplace with matching hearth.

SECOND RECEPTION

uPVC double glazed window to front aspect, radiator, picture rail, feature beam, fireplace with mantle over and hearth and matching counter top.

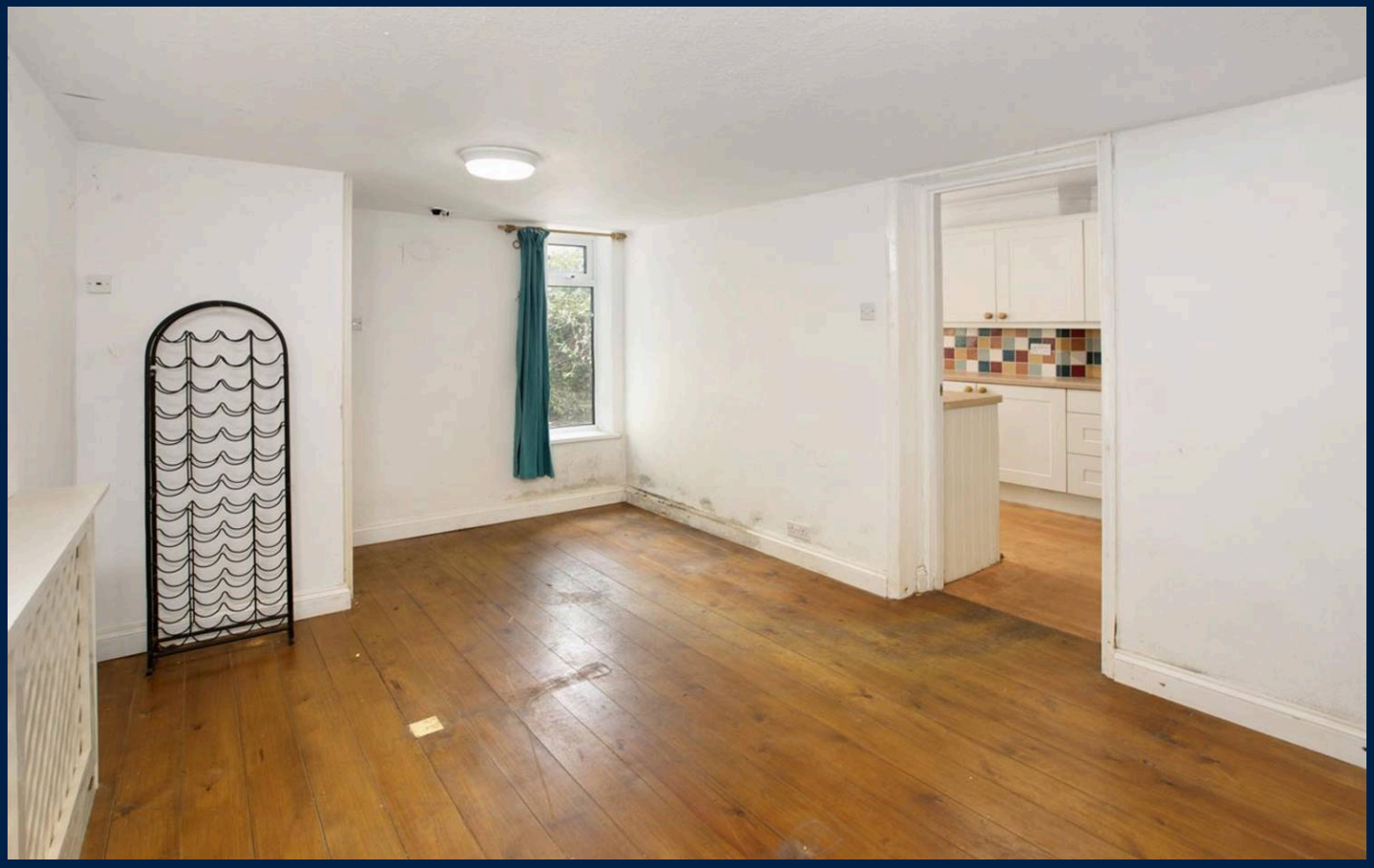
INNER HALLWAY

With access to the...

DINING ROOM

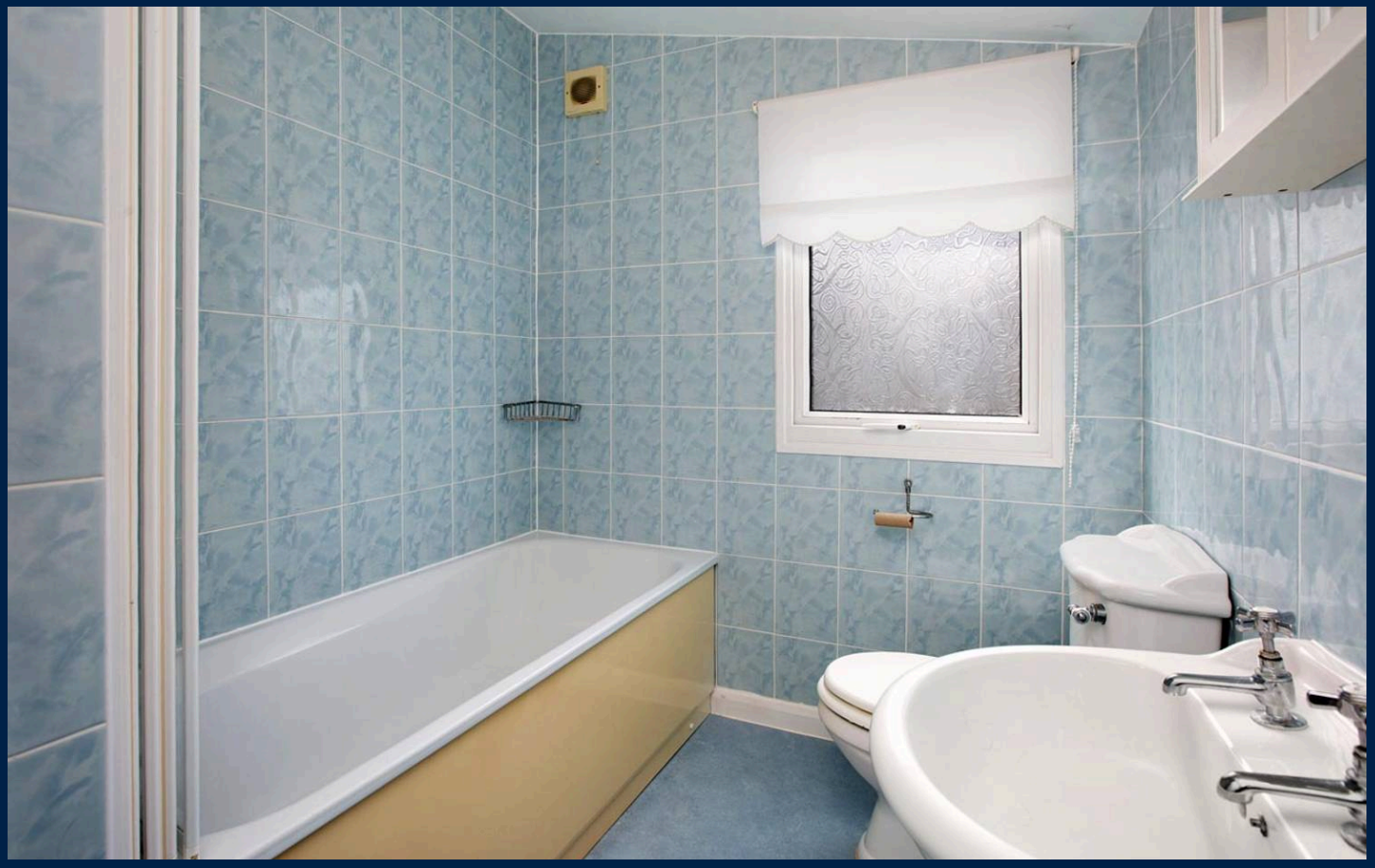
uPVC double glazed window to side aspect overlooking the courtyard, wooden floorboards, radiator, fire surround.

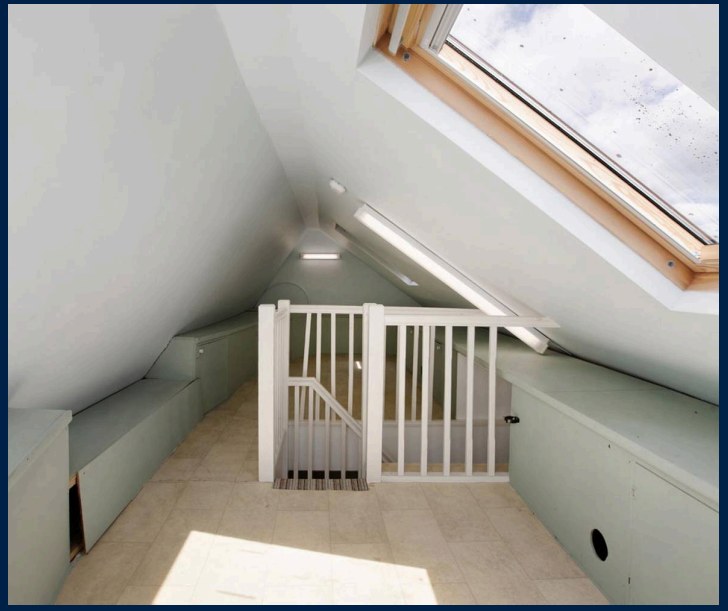
Door into the...













KITCHEN

Range of cupboard and drawer base units under wood effect laminate counter tops, integrated electric oven, ceramic hob with concealed extractor over, corner carousel unit, under counter appliance spaces, plumbing for washing machine, ceramic one and a quarter bowl sink unit with mixer tap over, part tiled walls, corresponding eye level units, integrated wine rack, radiator, uPVC double glazed window overlooking the side aspect and courtyard, multi-paned sliding door through to the...

REAR PORCH

With uPVC double glazed window and door with outlook and giving access onto the courtyards. Walk in larder.

From the inner hallway, door to...

CLOAKROOM WC

Tiled walls, low level WC, uPVC obscure double glazed window, wash hand basin, wall hung electric heater.

Courtesy door through to the GARAGE.

From the entrance hallway, stairs rise to the...

SPLIT LEVEL LANDING

Door to...

BEDROOM

Double glazed window to rear aspect, wash hand basin set into vanity unit, fitted mirror, shaver light and socket, radiator.

BEDROOM

uPVC double glazed window to front aspect, wash hand basin set into vanity unit, fitted mirror, shaver light and socket, radiator.

BEDROOM

Dual aspect with uPVC double glazed windows to front and side aspects, with pleasant views towards St James's church. Radiator.

BATHROOM

Fully tiled, white suite comprising pedestal wash hand basin, low level WC, bath with fitted Mira shower, concertina glazed shower screen, uPVC obscure double glazed window, radiator, mirror fronted medicine cabinet, shaver light and socket, wall hung Dimplex electric heater, fitted extractor fan, door to airing cupboard with lagged hot water cylinder and slatted shelving.

From the FIRST FLOOR LANDING, steps up to a...

LARGE LOFT ROOM

With bespoke fitted base units and two Velux windows with inset blinds enjoying superb views across neighbouring properties to the Teign estuary taking in Shaldon, the Ness, the Babbacombe coastline and out to sea.

OUTSIDE

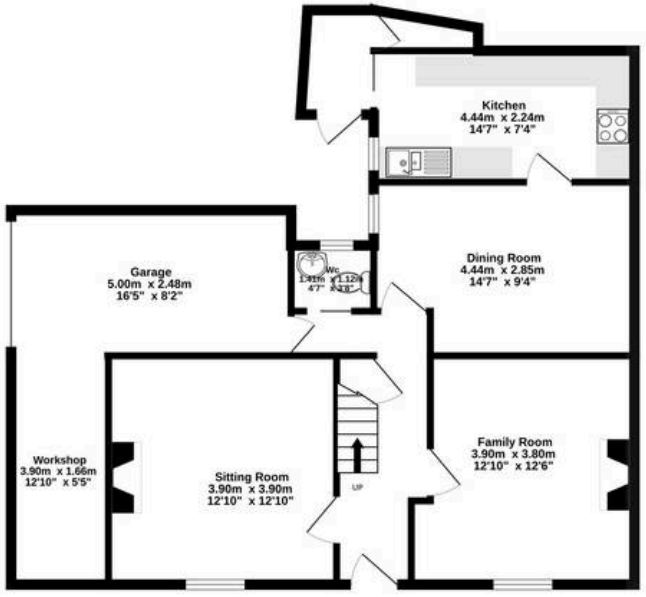
The property is approached directly from Speranza Grove and from Exeter Street there is vehicular access to an ATTACHED GARAGE. From the rear porch there is access to a fully enclosed crazy paved courtyard offering complete privacy and seclusion with courtesy lighting and external water supply. Gated access onto Speranza Grove with pedestrian access through Salisbury Terrace, pedestrian and vehicular access onto Exeter Street.

ATTACHED GARAGE

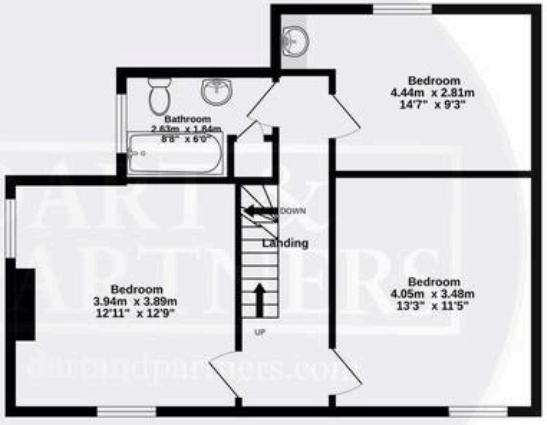
With metal up and over door, power and lighting, wall hung Baxi gas boiler. Open through to a workshop with power and lighting, radiator.



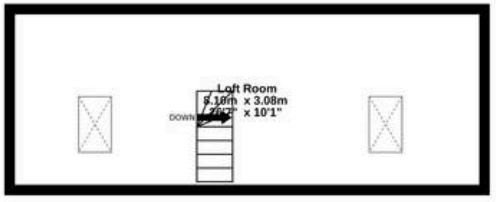
Ground Floor
80.9 sq.m. (871 sq.ft.) approx.



1st Floor
52.7 sq.m. (568 sq.ft.) approx.



2nd Floor
25.0 sq.m. (269 sq.ft.) approx.





TOTAL FLOOR AREA : 158.6 sq.m. (1707 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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