





67 Higher Brimley Road, Teignmouth

Guide £300,000 Freehold

Detached 1930's Bungalow • In Need of Refurbishment • 2/3 Bedrooms • Kitchen/Dining Room • Living Room • Bathroom • Elevated Front and Rear Gardens • Popular East Teignmouth Location • No Onward Chain • EPC - E

Contact Us...

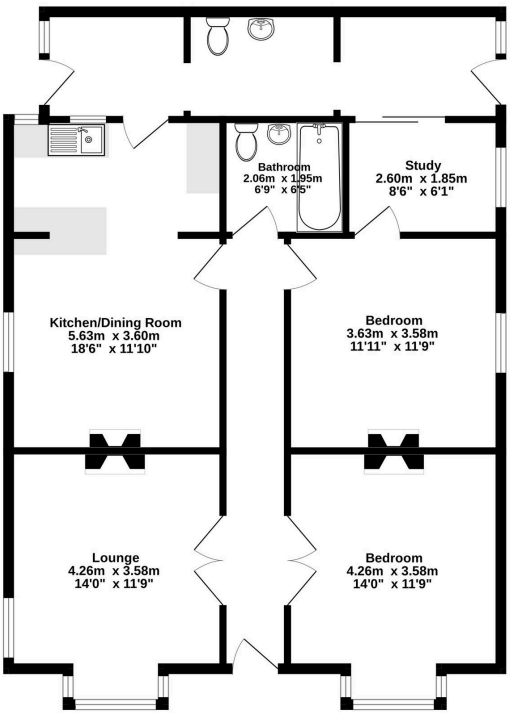
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Ground Floor
90.7 sq.m. (977 sq.ft.) approx.



TOTAL FLOOR AREA : 90.7 sq.m. (977 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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This 1930s detached bungalow sits in an elevated position on a sought after residential street in East Teignmouth, handy for the town, beach and amenities. In need of modernisation, the property offers spacious accommodation with character features and front and rear gardens.

Upon entering the property and stepping into the spacious hallway, doors lead off to the principle rooms. The living room, which enjoys an outlook of the front garden, is a light room, with bay window and feature fireplace.

The kitchen/dining room is at the rear of the property and the kitchen comprises wall and base mounted units, wash hand basin with drainer and space for oven and under counter fridge or freezer. The boiler is housed in the kitchen, although it needs replacing, and a doorway leads into the garden room at the rear of the property. The dining area has a window to the side aspect and a feature fireplace.

The bathroom comprises a bath, WC and wash hand basin. There is also a loft hatch in the bathroom with a pull down ladder.

Bedroom one is at the front of the property with a bay window overlooking the front garden and a feature fireplace. Bedroom two is another good sized bedroom with a window overlooking the side aspect, as well as an adjacent room which could be utilised as a home office, or turned into an en-suite. There is also a sliding door in this room to take you into the garden room.

There is gas central heating, although not currently operational as a new boiler is required.

Teignmouth is one of South Devon's most popular coastal towns, offering a unique mix of seaside lifestyle, strong transport connections and vibrant community life.

There is buyer demand from locals who want to build their lives in the area, upsizing or downsizing, as well as retirees, lifestyle movers, second home buyers and families relocating for coastal living and quality of life.

Front garden with footpath and steps leading up to the front door. There are two paths leading around the property and into the rear garden.

Rear garden accessed via a path from the side of the property. The garden is elevated and offers views over East Teignmouth. There is potential to access West Buckeridge Road behind from the top of the garden.





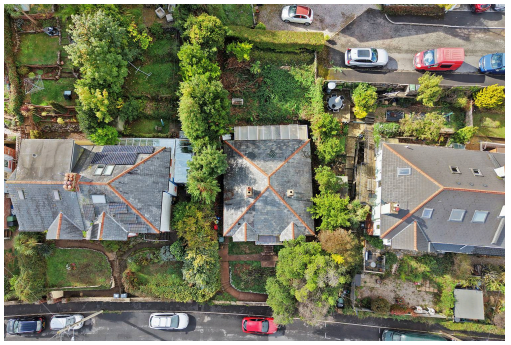


Tenure: Freehold

Council Tax Band C - ***£2409.05 per annum***

Mains Services: Electric, Gas (currently disconnected) and Water.

Broadband Speed - Ultrafast 1000 Mbps (According to OFCOM)







MEASUREMENTS

Lounge 14’0” x 11’9” (4.26m x 3.58m)

Bedroom 14’0” x 11’9” (4.26m x 3.58m)

Bedroom 11’11” x 11’9” (3.63m x 3.58m)

Kitchen/Dining Room 18’6” x 11’10” (5.63m x 3.60m)

Bathroom 6’9” x 6’5” (2.06m x 1.95m)

Study 8’6” x 6’1” (2.60m x 1.85m).







Anti-Money Laundering Regulations: Chamberlains is supervised by HMRC for compliance with the Anti-Money Laundering Regulations. All buyers will be required to complete digital identification checks at a cost of £36 including VAT per person. Proof of funds will also be required from the buyers once an offer has been received.





