



6 Nelson Close, Teignmouth

£220,000 Freehold

Three Bedroom House • Near Coombe Valley Nature Reserve • Ground Floor Cloakroom/WC • Living Room • Kitchen/Diner • Loft Room/Area with Velux Window • Family Bathroom/WC • Front & Rear Garden • Pleasant Outlook & Sunny Aspect • EPC - D

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A covered entrance and a composite front door leads in to the entrance hallway. There is a cloaks cupboard with hanging rail and fitted shelving. The downstairs cloakroom has partly tiled walls, a low level WC, pedestal wash hand basin, a high level uPVC obscure double glazed window and the Ideal gas combination boiler. The living room has a uPVC double glazed window overlooking the front garden and multi-paned double doors through to the kitchen/diner. Stairs rise from the living room to the first floor with attractive balustrading and a deep under stairs cupboard. The kitchen has a range of high gloss cupboards with rolled edge counter tops with metro tiled splash backs, integrated brushed chrome double oven, four ring gas hob, space and plumbing for a washing machine, space for tumble dryer, integrated dishwasher, single drainer stainless steel sink unit with mixer tap over, chimney style extractor hood, corresponding eye level units with under counter lighting, uPVC double glazed window overlooking the enclosed rear gardens and space for an American style fridge freezer. The dining area has uPVC double glazed French patio doors with access onto the rear gardens. The kitchen and dining area have tiled flooring and recessed spotlighting.

Ascending to the first floor landing there is a linen cupboard with fitted shelving, a hatch to loft space, doors to the bedrooms and bathroom and an inner landing area with steps up to the loft room/area with power, lighting and Velux window.

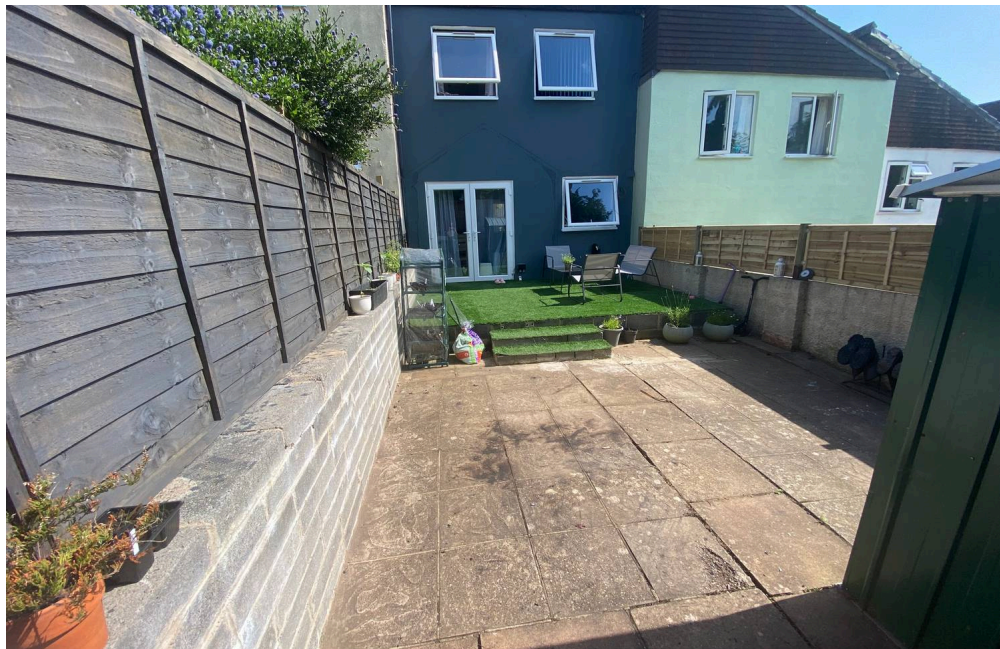
Bedroom 1 has a uPVC double glazed window overlooking the front aspect with distant rural views and a walk in wardrobe. Bedroom 2 has a uPVC double glazed window overlooking the rear with views towards the Coombe Valley nature reserve and Bedroom 3 has a uPVC double glazed window overlooking the rear garden and extending across the Coombe Valley nature reserve.

The bathroom has fully tiled walls and floor, suite comprising panelled bath with mixer tap, fitted rain shower with additional hand held attachment, concertina style glazed shower screen, wash hand basin set onto vanity unit, WC with concealed plumbing, anthracite ladder style towel rail/radiator, extractor and recessed spotlighting.

There is gas central heating and double glazing.

Front garden has a lawned area and a paved patio with path leading to the front door.

The rear garden is enclosed with an area of artificial grass and a patio. There is also a metal garden shed. It enjoys the afternoon and evening sun and is ideal for small children and pets.

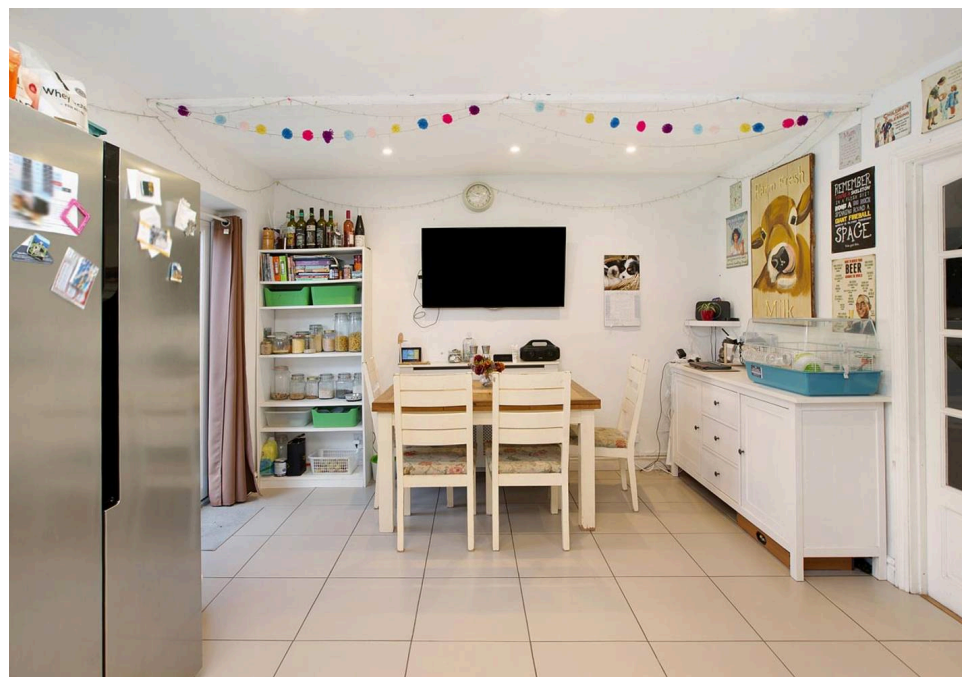
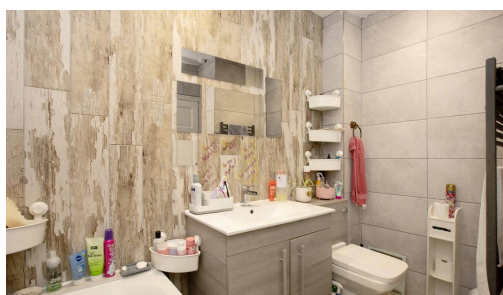


Tenure: Freehold

Council Tax Band B – **£2107.93 per annum**

Mains Services: Electric, Gas and Water all connected.

Broadband Speed – Ultrafast 1000 Mbps (According to OFCOM)



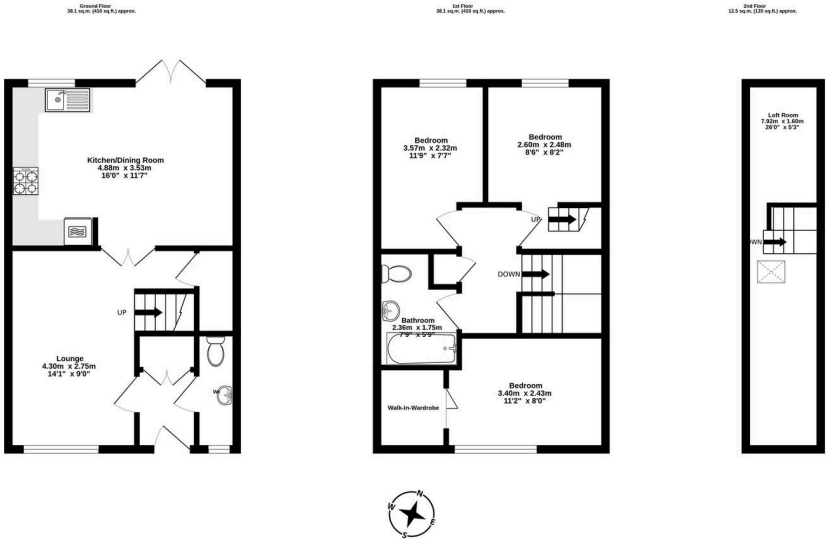
Teignmouth is a popular seaside resort on a stretch of red sandstone along the South Devon Coast. It is a coastal town that has a historic port and working harbour, with a Victorian Pier and promenade. There are sandy sea and river beaches excellent for sailing and water sports with two sailing clubs 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:
Living Room 14'1" x 9'0" (4.30m x 2.75m), Kitchen/Dining Room 16'0" x 11'7" (4.88m x 3.53m), Bedroom 1 11'2" x 8'0" (3.40m x 2.43m), Bedroom 2 11'9" x 7'7" (3.57m x 2.32m), Bedroom 3 8'6" x 8'2" (2.60m x 2.48m), Loft Room 26'0" x 5'3" (7.92m x 1.60m).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	79
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	63
(1-20)	G	



TOTAL FLOOR AREA: 88.8 sq.m. (956 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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