





31 Howard Close, Teignmouth

£287,000 Freehold

Well Presented Detached House WITH NO ONWARD CHAIN • Countryside Views • Double Aspect Lounge/Dining Room • Three Bedrooms • Kitchen & Bathroom & Separate WC • Double Width Driveway & Garage • Recently Installed Air Source Heat Pump • Easy to Maintain Front & Rear Garden • Cul-de-Sac Location Near Nature Reserve • EPC - D

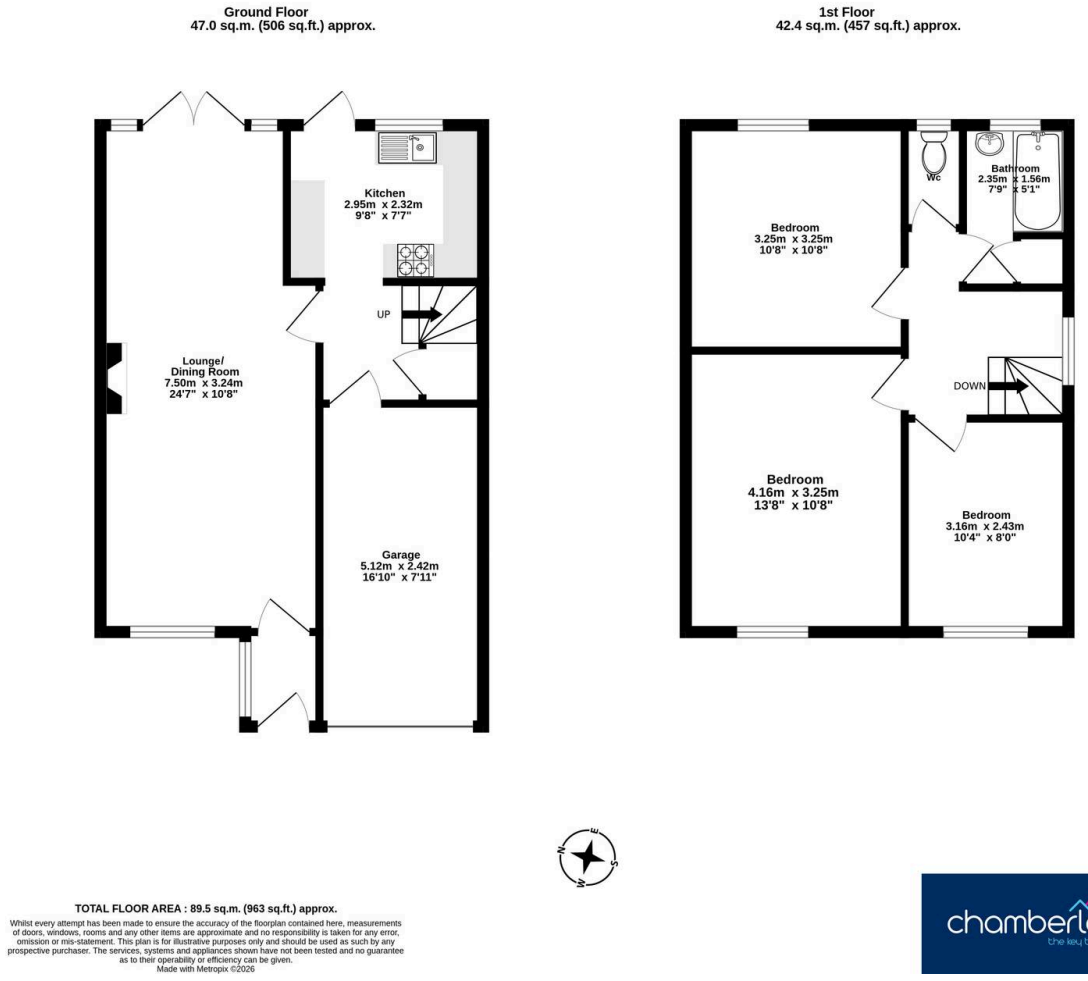
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the key to your home



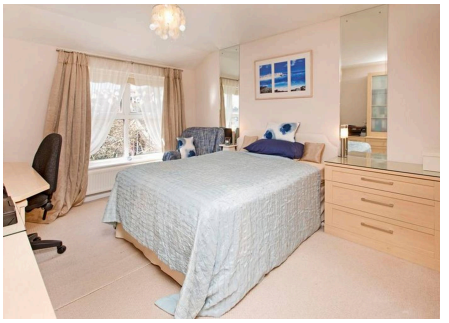
A well presented detached house overlooking a nature reserve and open countryside, within a short distance of local shops and a bus route into the town centre. The accommodation comprises three bedrooms, kitchen, lounge/dining room, bathroom and WC, front and rear gardens and garage and driveway. There is no onward chain.

Stepping in through the entrance porch you enter a dual aspect lounge/dining room with patio doors to the rear garden and feature marble fireplace with inset gas coal effect fire. An inner hallway then leads to the kitchen which has a courtesy door to the garage and comprises wall and base mounted units, inset stainless steel sink with drainer and mixer tap, dishwasher, undercounter fridge and freezer and gas cooker with four ring gas hob,

Upstairs there are three bedrooms, a bathroom and a separate WC. Bedroom one is a bright and spacious room with fitted wardrobes and a window overlooking the front aspect and affording views of the nature reserve and countryside beyond. Both bedroom two and bedroom three are double rooms. Bedroom two has a window overlooking the rear garden and bedroom three has a fitted double wardrobe, shelving and a window overlooking the front of the property.
The bathroom has a white suite comprising a panelled enclosed bath with mixer tap, wall mounted electric shower and folding glazed shower screen, vanity unit with inset sink and mixer tap with storage cupboard below, shaver point, chrome towel radiator and obscured double glazed window. There is a separate WC with an obscured uPVC window overlooking the rear of the property.

The property has uPVC double glazing, a modern air source heat pump heating system, front and rear gardens, double width tarmac driveway and a single garage.

To the front of the property is a lawned area with mature ornamental tree with surrounding flower bed, double tarmac driveway and gate access in to the rear garden at the right hand side of the property. There is also a gate at the left hand side of the house giving access to a gravel area at that side with two water butts.
The rear garden is accessed via the kitchen door or the double doors from the dining area to a slab laid patio. Lawned area with raised beds, outside tap, power socket, timber garden shed and the air source heat pump. There is a retaining wall with a variety of plants and shrubs.



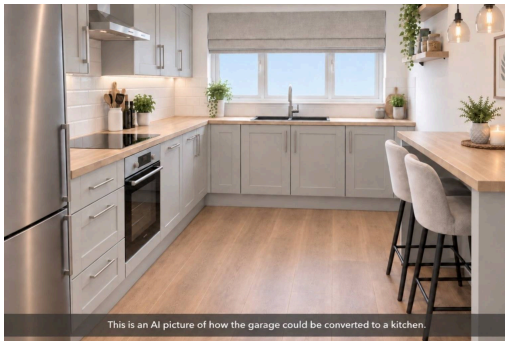


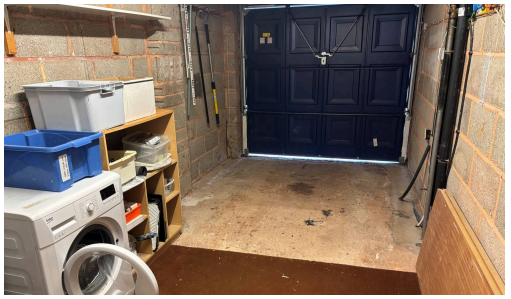


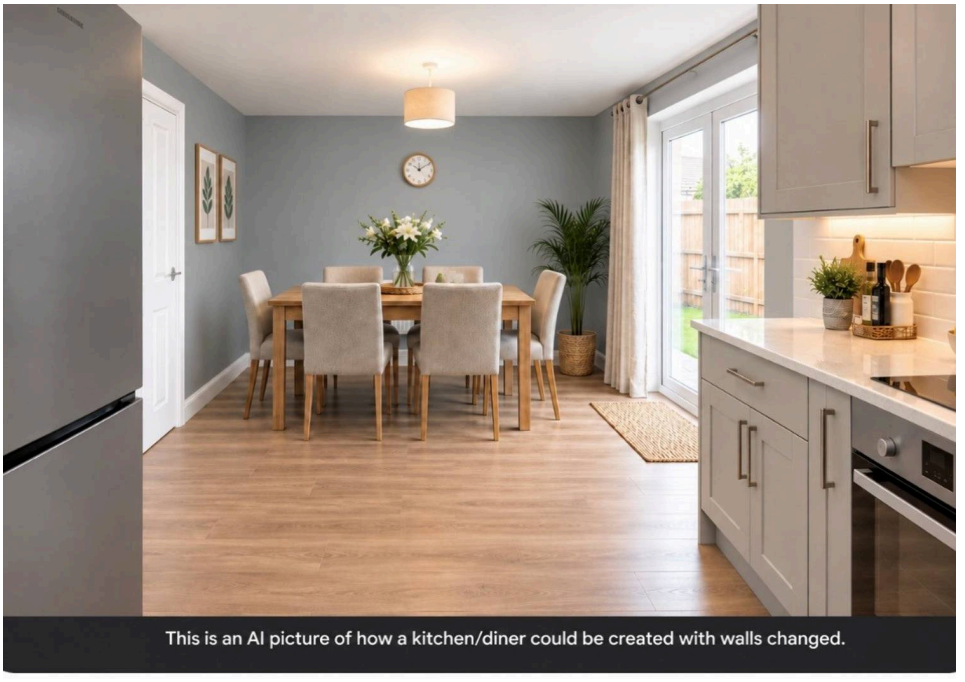
Tenure: Freehold
Council Tax Band D - ***£2,710.19 per annum***

Mains Services: Electric, Gas and Water all connected.

Broadband Speed - Ultrafast 1000 Mbps (According to OFCOM)







MEASUREMENTS:

LOUNGE/DINING ROOM 24' 6" x 10' 7" (7.48m x 3.23m)

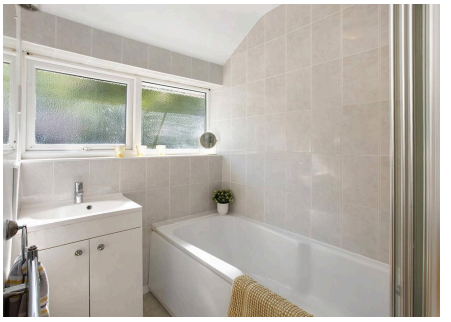
KITCHEN 9' 6" x 7' 7" (2.91m x 2.33m)

BEDROOM 1 13' 7" x 10' 7" (4.15m x 3.23m)

BEDROOM 2 10' 7" x 10' 7" (3.24m x 3.23m)

BEDROOM 3 10' 4" x 7' 11" (3.17m x 2.42m)







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