



30 Triumph Place, TEIGNMOUTH

£315,000 Freehold

Modern Semi Detached House • East Teignmouth Location • Three Bedrooms • Modern Kitchen with Integrated Appliances • Lounge/Dining Room • Family Bathroom & Ensuite • Cloakroom/Downstairs WC • Enclosed Rear Garden • Carport Parking for Two Vehicles • EPC - C

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A modern and well presented semi detached property in a sought after residential area of East Teignmouth with three bedrooms, one family bathroom, ensuite, downstairs WC, cloakroom, lounge/dining room, carport with tandem parking and enclosed rear garden.

Upon entering the property, the entrance hall has a staircase to the first floor, a door to the living room and a door to the downstairs cloakroom. The cloakroom has a WC with a concealed cistern, a pedestal wash hand basin and a window to the front.

The living room is open plan with the kitchen to the front, with a dining area between the kitchen and living area. The kitchen has high gloss fronted base and wall units with worktop and a stainless steel sink and four ring gas hob. There is an integrated electric oven and grill, as well as washing machine, dishwasher and fridge/freezer. The Potterton boiler is concealed in a wall unit.

The lounge/diner is a well lit room thanks to the patio doors which lead out to the garden and there is a cupboard under the stairs providing storage and housing the Megaflow hot water cylinder.

On the first floor there is a landing with entrance to the loft with loft ladder. The master bedroom is to the front of the property, with a built in double wardrobe and ensuite. The ensuite has a large shower cubicle, WC with concealed cistern, pedestal wash hand basin, and window to the front. The second and third bedrooms have rear aspects. The family bathroom has a panelled bath with shower over, WC with concealed cistern, pedestal wash hand basin and ladder style towel radiator.

There is double glazing and gas central heating.

There is a small front garden laid with loose stones and off street parking for two cars with a tap, water butts and a side gate to the rear garden. Enclosed rear garden with paved patio area, level lawn and side access. There is a workshop in the garden with power, as well as a smaller tool shed.



Tenure: Freehold

Estate Management fees - £408pa (This includes exclusive use of a beautiful recreational meadow just near the property for walks and seating and from where there are lovely views)

Council Tax Band D - **£2710.19 per annum**

Mains Services: Electric, Gas and Water all connected.

Broadband Speed - Ultrafast 1000 Mbps (According to OFCOM)



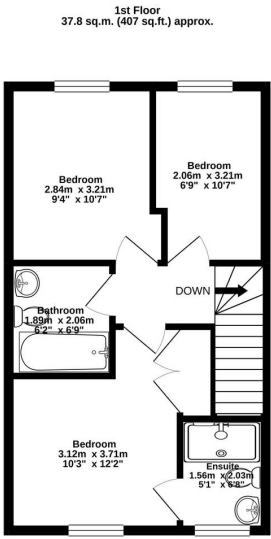
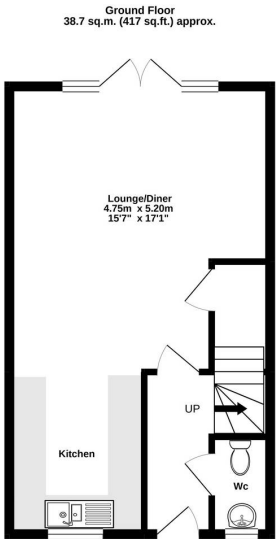
Teignmouth is a popular seaside resort on a stretch of red sandstone along the South Devon Coast. It is a coastal town that has a historic port and working harbour, with a Victorian Pier and promenade. There are sandy sea and river beaches excellent for sailing and water sports with two sailing clubs 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:
 Lounge/Dining Room 15'7" x 17'1" (4.75m x 5.20m), Bedroom 9'4" x 10'7" (2.84m x 3.21m), Bedroom 6'9" x 10'7" (2.06m x 3.21m), Bathroom 6'2" x 6'9" (1.89m x 2.06m), Bedroom 10'3" x 12'2" (3.12m x 3.71m), Ensuite 5'1" x 6'8" (1.56m x 2.03m)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		



TOTAL FLOOR AREA : 76.6 sq.m. (824 sq.ft.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan, 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 for any prospective purchase. 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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