



## 5 Nelson Close, Teignmouth

£240,000 Freehold

Mid Terraced House • Three Bedrooms • Living Room • Dining Room • Modern Kitchen and Bathroom •  
Downstairs WC • Front & Rear Garden • Lots of Natural Light • Close Proximity to Local Shop & Nature Reserve •  
EPC - C

### Contact Us...

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the key to your home





The house is accessed down steps to a pathway which leads to the front garden. This pathway leads on down in front of these houses to the Coombe Valley nature reserve and it is a tranquil location with a pleasant outlook and sunny aspect.

As you enter the property, a convenient WC is located just off the entrance, followed by an entrance hall which leads in to a generously sized lounge overlooking the front. Following on from the lounge there is a dedicated dining area which flows in to the kitchen. The modern kitchen has a window overlooking the rear garden and is fitted with a range of base and wall units, oven with a 4 ring electric hob and space for a fridge/freezer. Patio doors open out from the dining area into the rear garden.

Upstairs, there are three good sized bedrooms, two of which overlook the rear garden. The main bedroom overlooks the front garden and is fitted with built in wardrobes. The modern family bathroom is fully tiled and comprises a WC, wash hand basin, shower over the bath and a skylight above provides lots of natural light. There is central heating and double glazing.

Patio doors open out from the dining area into the rear garden which is thoughtfully laid out with a patio area, a gravelled section for low-maintenance and a grassed area with a shed at the rear.



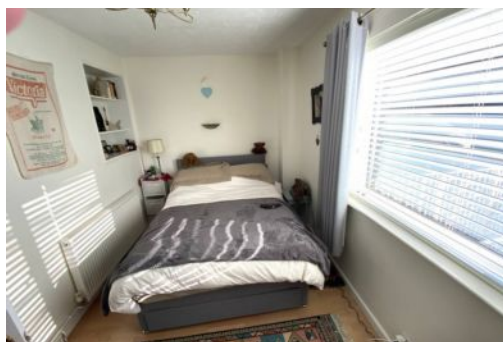
## MEASUREMENTS:

Lounge 14'2" x 12'10" (4.31m x 3.91m), Dining Room 11'10" x 9'4" (3.60m x 2.84m), Kitchen 11'8" x 6'1" (3.55m x 1.85m), Bedroom 15'8" x 7'10" (4.77m x 2.39m), Bedroom 11'7" x 7'10" (3.53m x 2.39m), Bedroom 11'8" x 7'11" (3.56m x 2.41m).



Tenure: Freehold  
Council Tax Band B -  
**£2012.40 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.

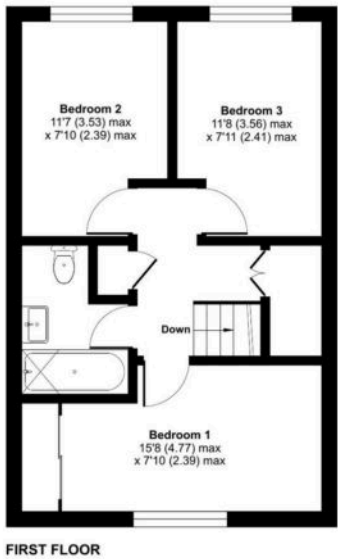


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**Nelson Close, Teignmouth, TQ14**

Approximate Area = 846 sq ft / 78.5 sq m  
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	<b>89</b>
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	<b>73</b>
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	