



Chain Free! Well Presented Two Bedroom Townhouse With Sea Views & Open Plan Living, Close To Teignmouth Town Centre.

Parson Street | Teignmouth | TQ14 8FH





PROPERTY TYPE
Terraced House



SIZE
829 sq ft



LOCATION
Town



AGE
1980s



BEDROOMS
2



RECEPTION ROOMS
1



BATHROOMS
1



WARMTH
Gas Central Heating



PARKING
Secure Gated Parking,
Allocated Parking



OUTSIDE SPACE
Communal Garden



EPC RATING
C



COUNCIL TAX BAND
C



in a nutshell...

- Sea & River Views
- Open Plan Living
- Modern Kitchen
- Secure Gated Parking
- Generous Principal Bedroom
- Excellent Fitted Storage
- Close To Teignmouth Mainline Railway Station
- *Some Images Are For Illustrative Purposes Only
- Tenure - Leasehold





the details...

Enjoying a fantastic position close to the town and beaches, this spacious two-bedroom property offers light and airy accommodation, far-reaching sea and river views, and the added benefit of secure private parking.

Forming part of a small terrace of just four properties, which share the freehold, the home offers generous proportions throughout, with large windows making the most of the natural light and impressive outlook towards The Ness, the River Teign, Shaldon and the countryside beyond.

The main living space is particularly spacious, with an open-plan feel that provides plenty of room for both relaxing and entertaining. The modern kitchen is fitted with a range of white wall and base units, integrated oven and gas hob, wine cooler and microwave, with a breakfast bar creating a natural divide between the kitchen and living area. There is also plumbing for a dishwasher, along with useful worktop and skirting lighting. A window overlooks the covered courtyard, bringing additional light into the space.

Upstairs, there are two well-proportioned bedrooms and a modern family bathroom. The principal bedroom is a generous double, complete with two fitted wardrobes and two large windows, offering lovely elevated views across the town, River Teign, Shaldon and the rural landscape beyond. Bedroom two is also a good-sized room with a pleasant outlook.

Outside, a covered brick-paved area runs the length of the property, offering a useful sheltered space. The home also benefits from secure gated access to a communal garage, where there is an allocated parking space and private storage, accessed via an electrically operated remote-control roller door.

With the beach and town both just a short distance away, this is a home that lends itself perfectly to a relaxed coastal lifestyle - whether enjoying a morning stroll along the seafront, exploring the local amenities or simply taking in the ever-changing views across the River Teign.



Material Information - Subject to Legal Verification

Tenure – Leasehold (974 Years Remaining)
Annual Service Charge of £100.

¼ Share of Buildings Insurance (Approx £200 PA)

Residential homeowners only. Pets with
permission.

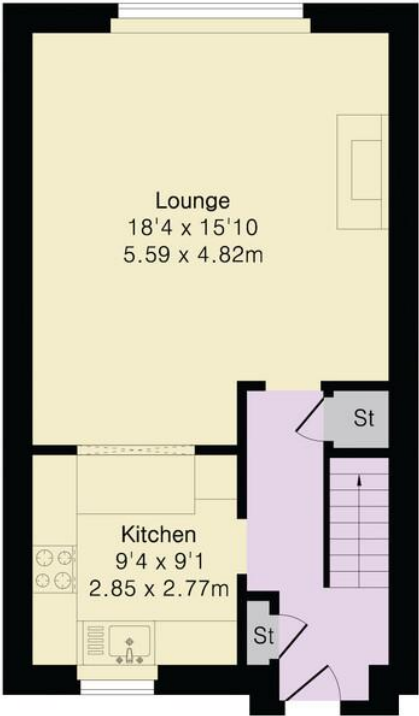
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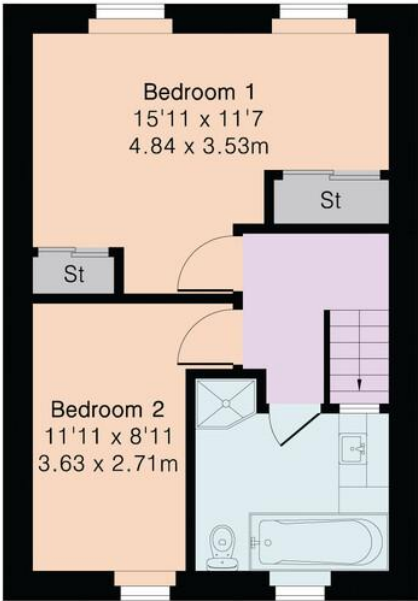
Approximate Gross Internal Area 829 sq ft - 77 sq m

Ground Floor Area 451 sq ft – 42 sq m

First Floor Area 378 sq ft – 35 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





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- Vendors: £25 + VAT per person
- Purchasers: £37.50 + VAT per person

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the location...

Travel

Bitton Park Road – Bus Stop – 0.04mi

Hermosa Road – Bus Stop – 0.13

Teignmouth Rail Station - 0.27mi

Schools

Teignmouth Community School – 0.24mi

OLSP Primary School – 0.53mi

Shaldon Primary School – 0.62mi

Please check Google maps for exact distances and travel times.

Property postcode: TQ14 8FH



Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

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