

28b French Street, Teignmouth

£150,000

DART & PARTNERS
Established 1971







28b French Street

Teignmouth

Council Tax band: A

Tenure: Freehold

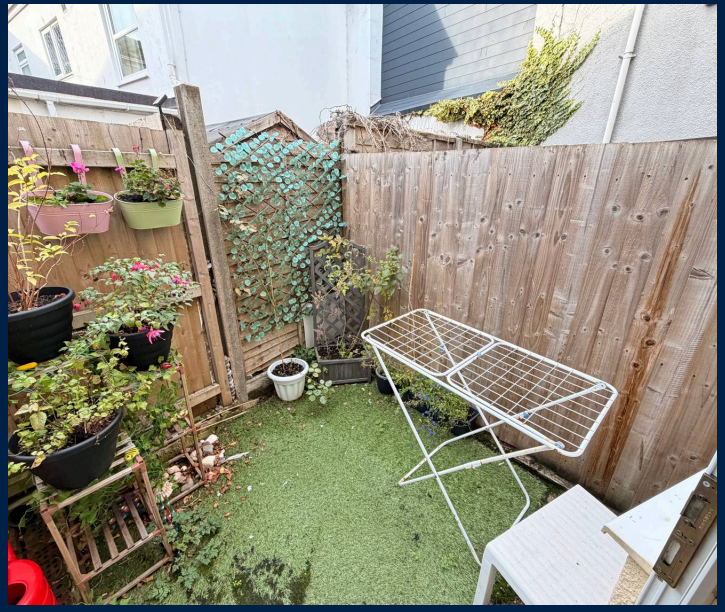
EPC Energy Efficiency Rating: D

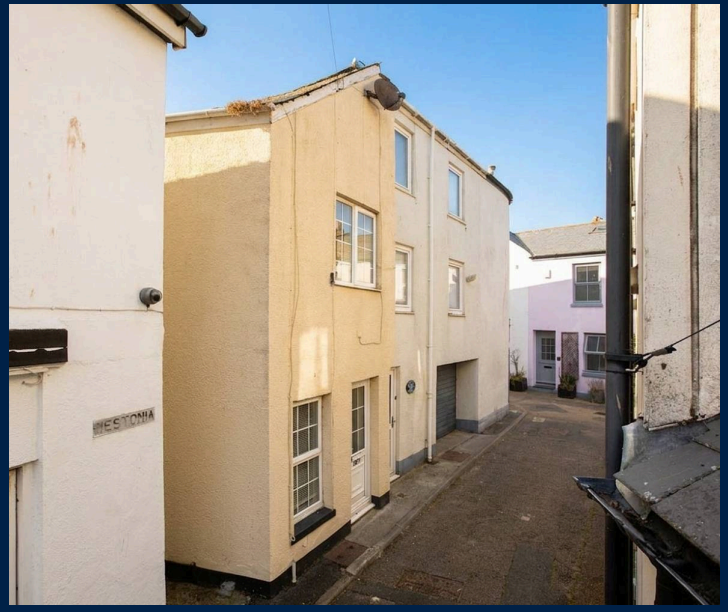
- FREEHOLD CHARACTER COTTAGE SITUATED IN THE TOWN CENTRE
- CONVENIENT FOR ACCESS TO AMENITIES, TRAIN STATION AND BEACHES
- OPEN PLAN RECEPTION AND KITCHEN AREA
- DUAL ASPECT BEDROOM WITH EXPOSED BEAMS
- BATHROOM
- IDEAL INVESTMENT BUY/FIRST TIME BUY
- ENCLOSED COURTYARD GARDEN TO REAR

A delightful and charming freehold character cottage situated in Teignmouth town with convenient and level access to all local amenities, and situated equidistant to Teignmouth promenade, beach and mainline railway station. Accommodation briefly comprising; open plan reception and kitchen area, dual aspect bedroom with exposed beams, bathroom, enclosed courtyard to rear. An ideal first time or investment buy.

- OPEN PLAN RECEPTION/KITCHEN
- RECEPTION AREA
  uPVC double glazed window to front aspect, corner display shelving, recessed fireplace, radiator. Feature archway through to...
- FITTED KITCHEN
  Range of cupboard and drawer base units under laminate rolled edge work surfaces, attractive tiled splash backs, integrated electric oven, space and plumbing for washing machine, further appliance spaces, one and a half bowl stainless steel drainer sink unit with mixer tap over, four ring gas hob, corresponding eye level units with concealed extractor, radiator, uPVC double glazed window and door with outlook and giving access onto an enclosed courtyard.
- FIRST FLOOR LANDING
  Hatch and access to loft space. Doors to boiler cupboard with wall hung Baxi Duo-Tec gas boiler providing the domestic hot water supply and gas central heating throughout the property. Doors to...
- BEDROOM
  Dual aspect with uPVC double glazed window to front aspect, uPVC obscure glazed window to rear, deep display sill, radiator, exposed beams.







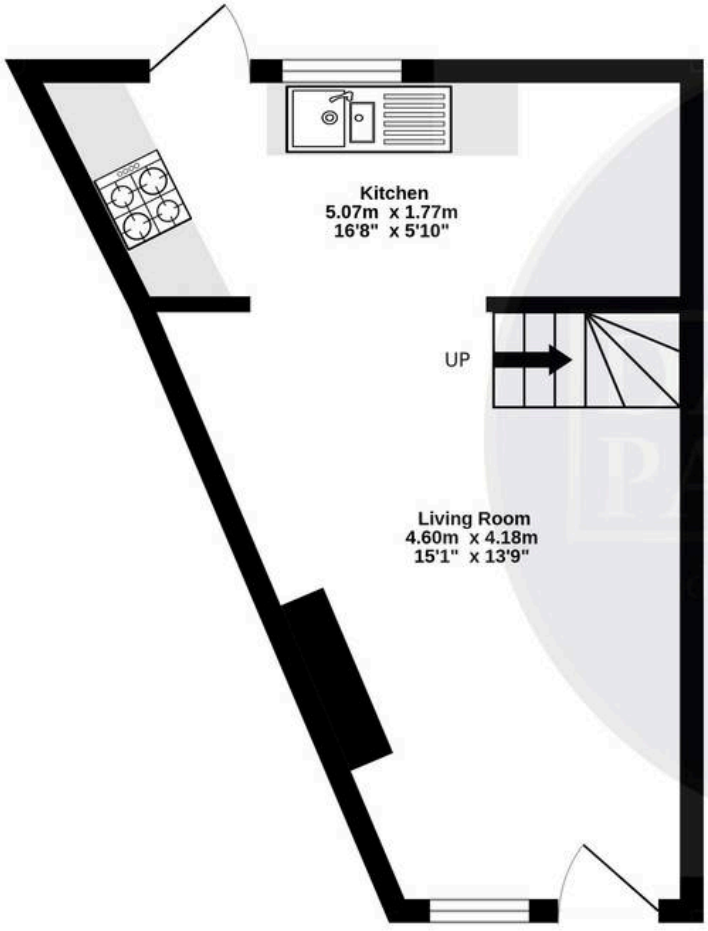




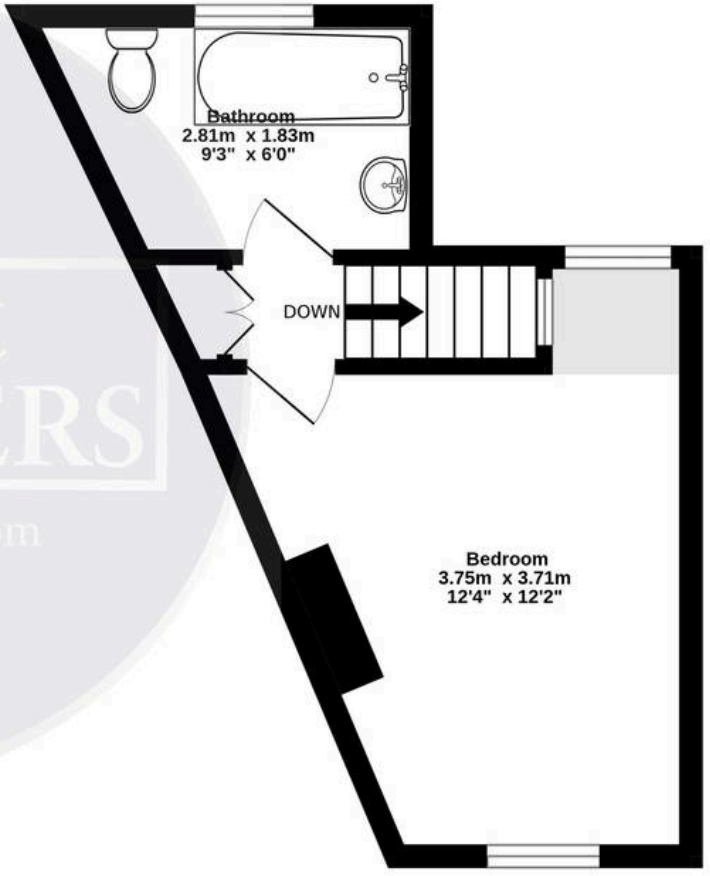


- BATHROOM
  Suite comprising panelled bath with mixer tap and shower attachment over, tiled to bath/shower enclosure with glazed shower screen, WC, pedestal wash hand basin, shaver light and socket, radiator, uPVC obscure double glazed window.
- OUTSIDE
  The property is accessed directly off French Street and to the rear there is a small enclosed courtyard garden.

Ground Floor
22.5 sq.m. (242 sq.ft.) approx.



1st Floor
18.8 sq.m. (203 sq.ft.) approx.





TOTAL FLOOR AREA : 41.3 sq.m. (445 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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