



20 Hopes Close, Teignmouth  
£275,000





## 20 Hopes Close

Teignmouth

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- SEMI DETACHED FAMILY HOME REQUIRING SOME UPDATING/REFURBISHMENT
- SITUATED IN A POPULAR RESIDENTIAL LOCATION
- LOUNGE WITH WOOD BURNER
- SPACIOUS KITCHEN DINING ROOM
- TWO BEDROOMS TO THE FIRST FLOOR (FORMERLY THREE BEDROOMS AND COULD BE REINSTATED)
- SHOWER ROOM
- FRONT, SIDE AND REAR GARDENS
- EXTERNAL SHEDS AND WORKSHOP
- RESIDENTS ON ROAD PARKING
- OFFERED FOR SALE WITH NO UPPER CHAIN



Opportunity to purchase a semi detached family home requiring some updating/refurbishment situated in a popular residential location. The accommodation briefly comprises; lounge with wood burner, spacious kitchen dining room, two bedrooms to the first floor (formerly three bedrooms), shower room, front, side and rear gardens, external sheds and workshop, residents on road parking. Offered for sale with no upper chain.

Obscure double glazed entrance door with corresponding side screen into the...

#### ENTRANCE PORCH

Obscure double glazed window. Door with obscure side panel into the...

#### ENTRANCE HALLWAY

Radiator. Stairs to upper floor. Doors to useful under stairs store cupboard. Multi-paned door through to the...

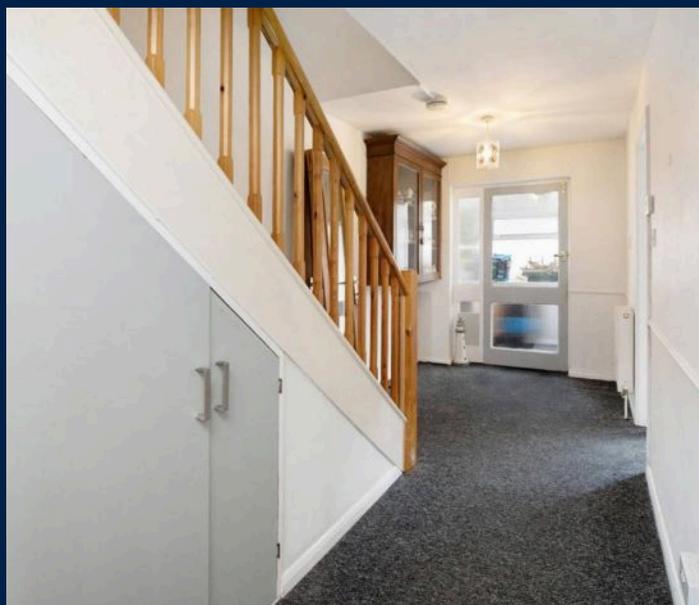
#### LOUNGE

Double glazed window overlooking the front gardens and approach. Radiator. Tiled fireplace with inset log burner.

Sliding pocket door through to the...

#### KITCHEN DINING ROOM

KITCHEN with range of cupboard and drawer base units under wooden work surface with tiled splash backs, integrated double oven, four ring hob, extractor over, single drainer stainless steel sink unit with mixer tap over, plumbing for washing machine, additional appliance space, larder tyle unit housing wall hung Ideal gas combination boiler providing the domestic hot water supply and gas central heating throughout the property. Corresponding eye level units, double glazed window overlooking the rear gardens. Radiator. Obscure double glazed door giving access to the side garden.





DINING AREA with space for table and chairs. Radiator. Recessed spotlighting. Obscure double glazed window and doors with access to the rear gardens. Additional storage cupboards. Stairs rising to the...

#### FIRST FLOOR LANDING

Hatch and access to loft space with fitted loft ladder. Doors to...

#### BEDROOM

Double glazed window overlooking the rear gardens. Radiator. Door to built in wardrobe. Double doors to additional built-in wardrobe. Linen cupboard with slatted shelving.

#### BEDROOM

(Formerly bedrooms two and three). Having been opened to create a spacious main bedroom and could easily be reverted back to two bedrooms. Two double glazed windows overlooking the front aspect with pleasant open views across neighbouring properties. Two radiators. Door to built in wardrobe with hanging rail and fitted shelving. Door to additional deep storage cupboard. Two inter-connecting doors.

#### SHOWER ROOM

Radiator, WC, wash hand basin set onto vanity unit, tiled shower enclosure with curved glazed shower screen, Mira shower, drying area, two obscure double glazed windows.

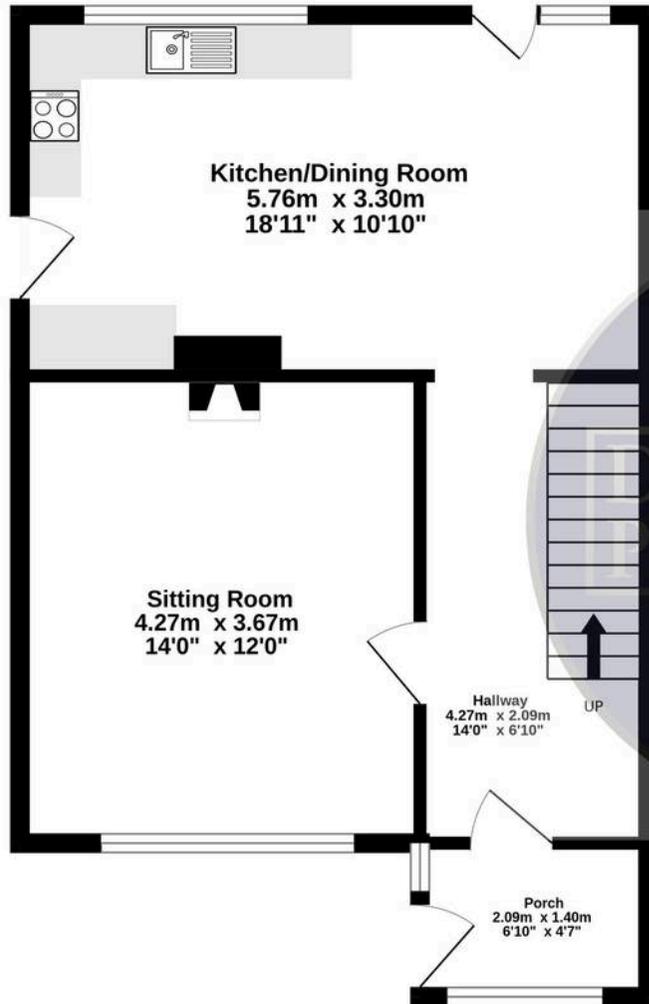


## OUTSIDE

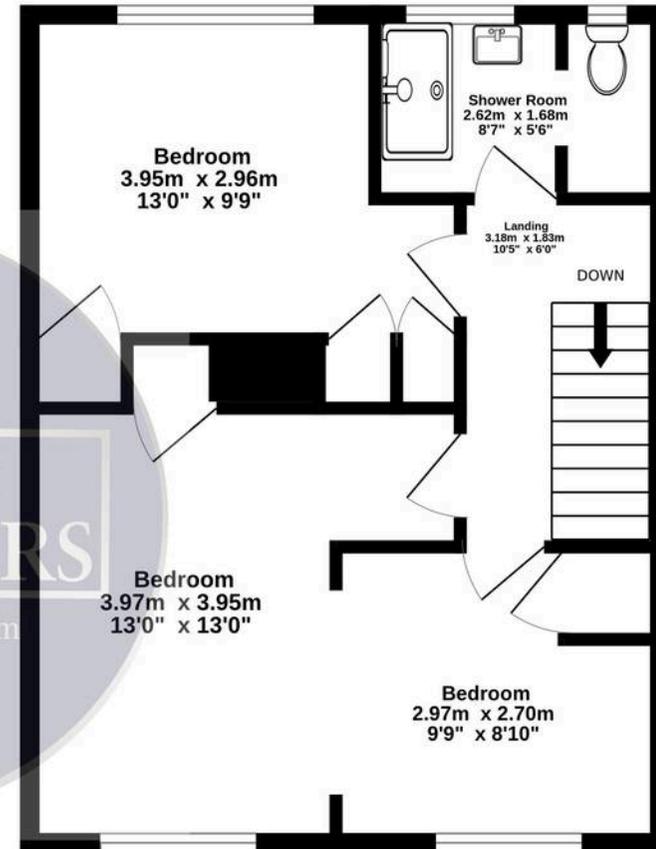
The front of the property is approached over a paved patio/terrace and with a short flight of steps leading to the main entrance. The terrace extends to the side and rear of the property which is also accessed from the kitchen dining room. The side garden, which is accessed via the kitchen onto a paved terrace/pathway divided by an area of level lawn. Two garden sheds. Door to timber workshop/garden store. External water and power supply. On the side garden there is a hardstanding/foundations for a conservatory, which has planning permission granted, further details available upon request. The rear gardens, access via the gated access from the side garden and from the dining room, has raised retained flower beds with steps leading to an upper lawned terrace and gated access through to Fourth Avenue/Moor View Drive.



**Ground Floor**  
46.0 sq.m. (495 sq.ft.) approx.



**1st Floor**  
43.0 sq.m. (463 sq.ft.) approx.



**TOTAL FLOOR AREA : 89.0 sq.m. (958 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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