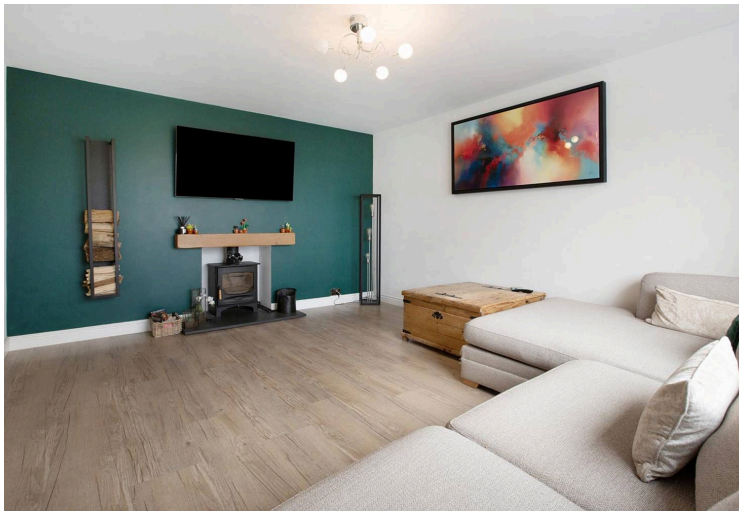






28 Kingsway, Teignmouth

£235,000 Freehold

Well Presented Terraced Home • Three Bedrooms • Modern Kitchen/Dining Room • Living Room with Estuary Views • Modern Family Bathroom • Utility Room • Enclosed Rear Garden with Access to Car Park • Front Garden with Estuary Views • Short Distance to Town Centre and Local Schools • EPC - B

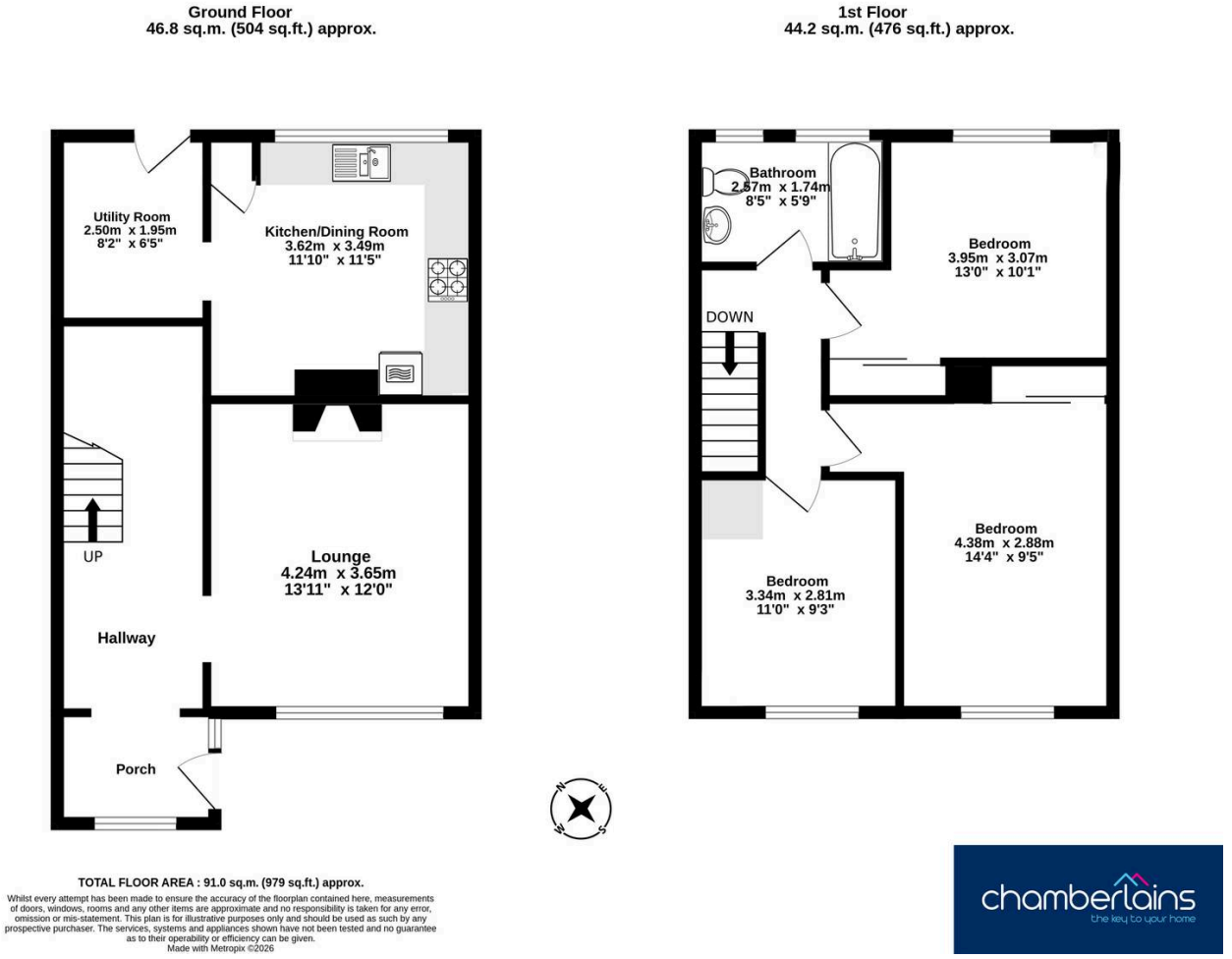
Contact Us...

01626 815815

teignmouthsales@chamberlains.co

6 Wellington Street
Teignmouth
TQ14 8HH

chamberlains
the key to your home



This is a lovely, very well presented, three bedroom terraced home with good access to the town centre and local schools. The property has been renovated throughout and the accommodation comprises three bedrooms, modern kitchen/dining room, living room, utility room and family bathroom. There is an enclosed rear garden with access to the car park behind the property where residents can park, and a front garden with patio and lovely estuary views.

Upon entering the property and into the porch, the spacious hallway leads to the living room, kitchen/dining room and stairs ascend to the first floor. The living room is a spacious room, with a window overlooking the front garden and views up the estuary and there is also a woodburner. The kitchen/dining room has been fitted to a high standard and comprises wall and base mounted units, double bowl white ceramic sink with mixer tap over, integrated dishwasher, double electric oven, five ring gas hob and cupboard housing the “Worcester” boiler. There is also a utility room with plumbing for a washing machine, space for a fridge/freezer and door leading to the rear garden.

Ascending the stairs to the first floor, the landing leads to the three bedrooms and family bathroom and there is a loft hatch. The family bathroom is fully tiled and comprises bath with rainfall shower over, heated towel rail, wash hand basin with storage below and mirror above and obscured window to the rear. Bedrooms one and three both share views of the estuary, with bedroom two overlooking the rear aspect. Bedrooms one and two have the added benefit of built in wardrobes. There is access to the loft via a loft hatch on the landing, which has been partially boarded as well as having a ladder. There is Gas Central Heating and uPVC Double Glazing.

The property also benefits from Solar Panels.

Teignmouth is one of South Devon’s most popular coastal towns, offering a unique mix of seaside lifestyle, strong transport connections and vibrant community life.

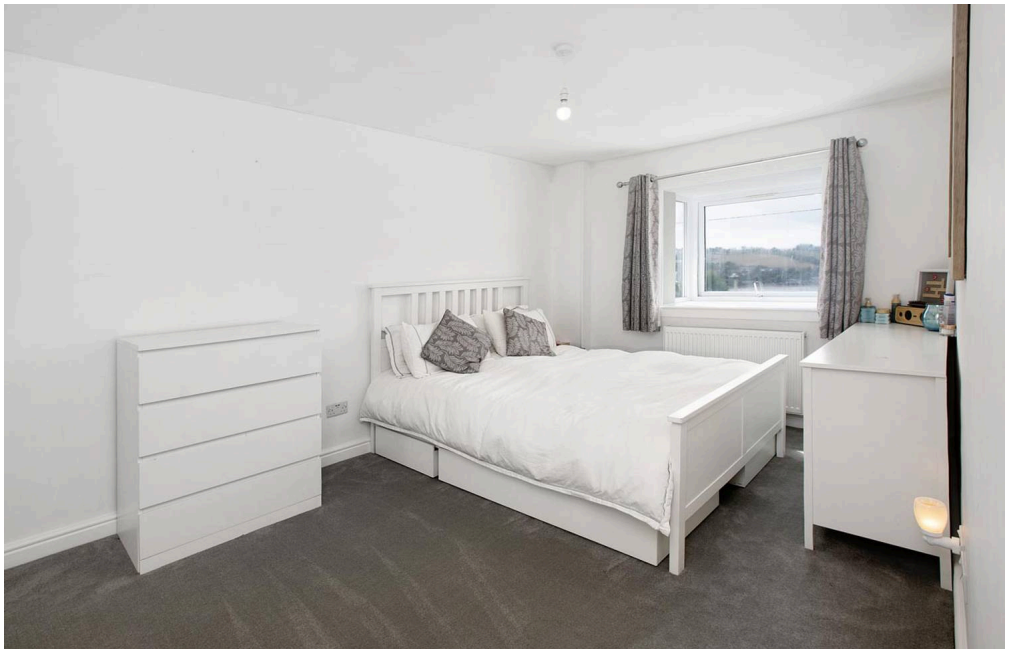
There is buyer demand from locals who want to build their lives in the area, upsizing or downsizing, as well as retirees, lifestyle movers, second home buyers and families relocating for coastal living and quality of life.

Steps with side fencing lead up to the front door and secluded patio area. There is plenty of space for seating to enjoy the views of the estuary.

Enclosed rear garden with free standing garden shed (negotiable if being left). There is also a gate and path leading to the car park behind where residents can park.





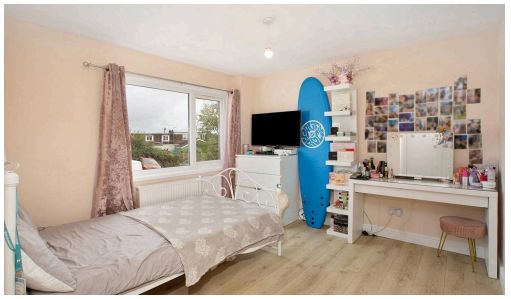


Tenure: Freehold
Council Tax Band ***B - £2,107.93 per annum***

Mains Services: Gas, Electric & Water all connected

Broadband: Ultrafast 1000 Mbps (According to OFCOM)







MEASUREMENTS:

Lounge 4.24m x 3.65m (13'11" x 12'00")

Kitchen/Dining Room 3.62m x 3.49m (11'10" x 11'05")

Utility Room 2.50m x 1.95m (8'02" x 6'05")

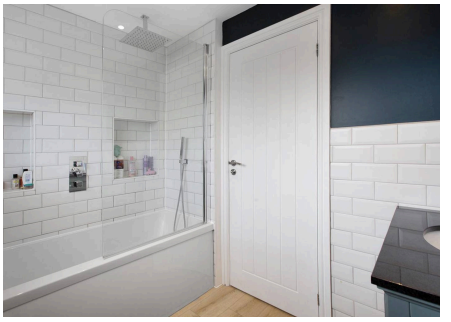
Bedroom 4.38m x 2.88m (14'04" x 9'05")

Bedroom 3.95m x 3.07m (13'00" x 10'01")

Bedroom 3.34m x 2.81m (11'00" x 9'03")

Bathroom 2.57m x 1.74m (8'05" x 5'09").







Anti-Money Laundering Regulations: Chamberlains is supervised by HMRC for compliance with the Anti-Money Laundering Regulations. All buyers will be required to complete digital identification checks at a cost of £36 including VAT per person. Proof of funds will also be required from the buyers once an offer has been received.

