



25 Chantry Close, TEIGNMOUTH

£450,000 Freehold

3/4 Bedroomed Detached House • Living Room & Dining Room • Downstairs Shower Room/WC & Cloakroom/WC
• Kitchen, Study & Conservatory • Three Double Bedrooms, Two En Suites • Family Bathroom/WC • Desirable
Cul-de-Sac Location • Level Sunny Rear Garden • Driveway & Garage • EPC - B

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The front door leads into a porch with a window to the front and further door into the entrance hall with stairs to the first floor and a downstairs WC with low level flush WC, small wash hand basin with cupboard under & frosted glazed window to the front.

There is a front aspect study to one side of the hallway and the front aspect kitchen to the other side. The study could be a fourth bedroom. Ahead is the garden facing living room with fire surround, understairs cupboard, double doors to the garden & double doors to the dining room. The dining room has a door from the kitchen, double doors to the conservatory and a door to a downstairs shower room which comprises shower cubicle, low level WC, wash hand basin with cupboards under, ladder towel rail & window through to the conservatory. The conservatory has windows and a door to the rear garden.

The kitchen has base & wall units, roll edge worktops, a one & a half bowl sink unit, electric oven & hob, space and plumbing for a washing machine, fridge & freezer, a ladder radiator and a window to the front.

The first floor landing branches out both ways and there are three good sized double bedrooms, two with en suites and there is also a family bathroom. The family bathroom comprises a panelled bath, wash hand basin with cupboards under, low level flush WC, tiled walls & floor and a frosted glazed window to the rear.

All three double bedrooms have built-in wardrobes & drawers. The master bedroom is a particularly good size with a window to the front and a good size en suite to the rear. This en suite comprises a corner bath with shower attachment, pedestal wash hand basin, low level flush WC, tiled walls and a frosted glazed window. The second bedroom also has a window to the front and also has an en suite which comprises a shower cubicle, low level flush WC, small wash hand basin and a frosted glazed window. The third bedroom has a window to the rear with distant sea views.

There is uPVC double glazing, gas central heating and solar panels.

The front has an area laid to loose stones, a flower bed and a pathway which leads across the front of the house and down the side to the rear via a gate.

The rear garden is level and newly paved with some flower beds, a shed & summerhouse. It is enclosed by fencing and there is a courtesy door in to the back of the garage & a side pathway to the front.

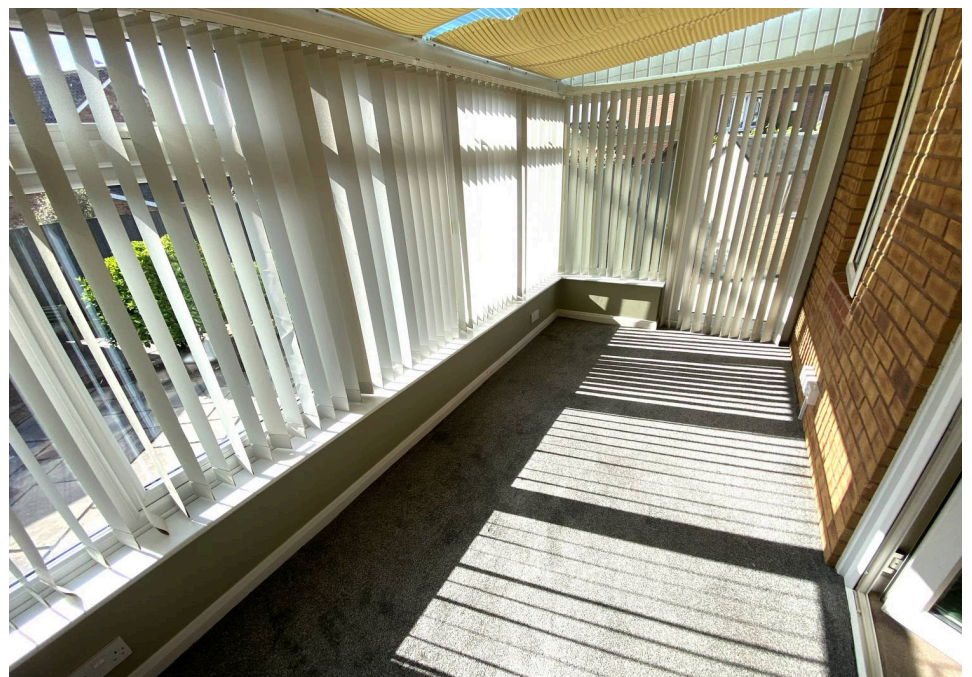
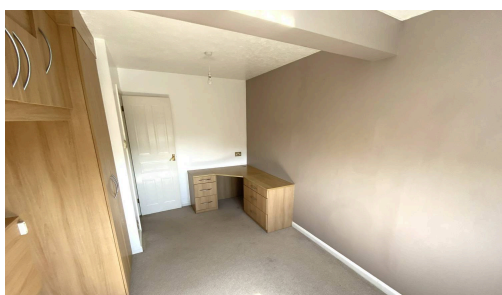


Tenure - Freehold

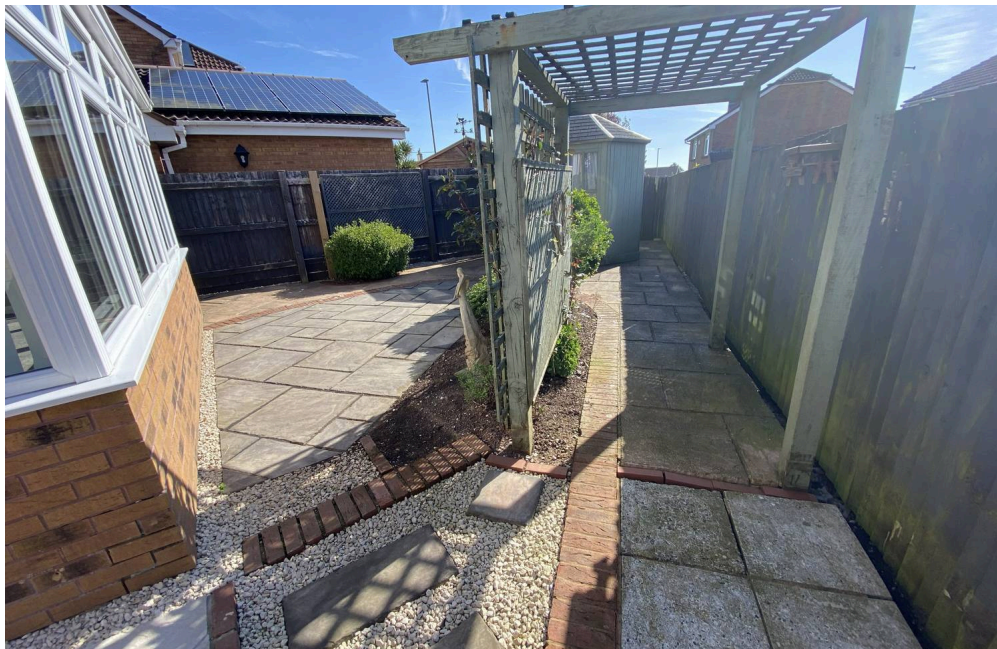
Mains Services - Gas, Electric and Water

Council Tax Band E - **£3,312.45 per annum**

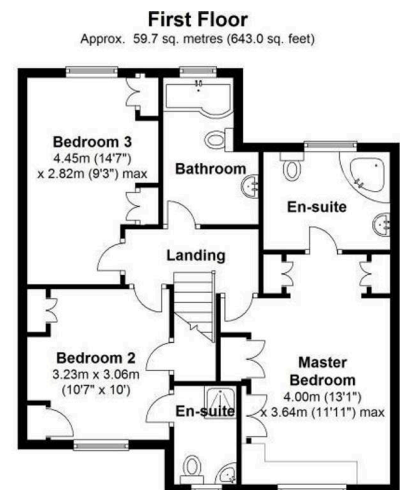
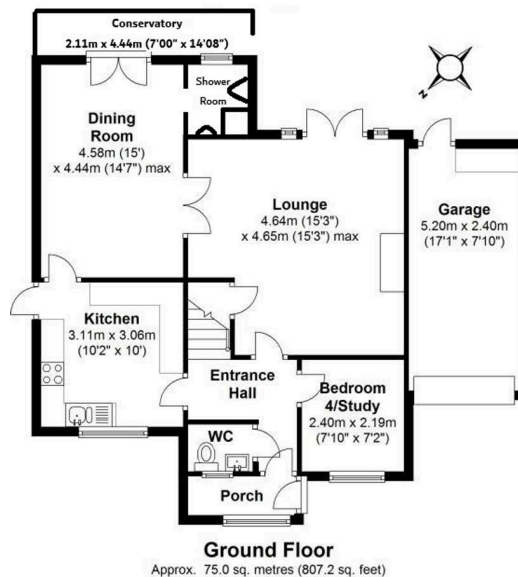
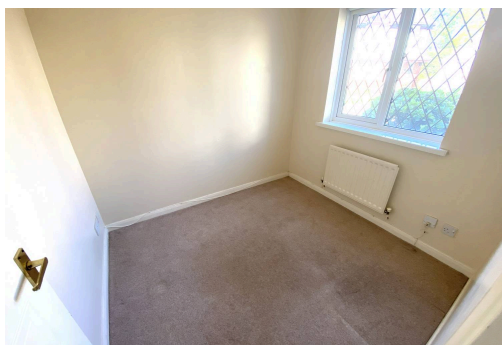
Broadband - Ultrafast 1000Mbps (According to OFCOM)



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.



MEASUREMENTS: Lounge 4.58m x 4.66m (15'0" x 15'3"), Study/Bedroom 4 2.44m x 2.20m (8'0" x 7'3"), Kitchen 3'10m x 3.05m (10'2" x 10'0"), Dining Room 3.06m x 4.56m (10'0" x 14'9"), Master Bedroom 3.69m x 3.99m (12'1" x 13'1"), Bedroom 2 2.81m x 3.10m (9'3" x 10'2"), Bedroom 3 4.46m x 2.83m (14'8" x 9'2"), Conservatory 2.11m x 4.44m (6'9" x 14'5")



Total area: approx. 134.7 sq. metres (1450.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	85	88
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		