



Stanley Street, Teignmouth, TQ14

£260,000 Guide Price

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Property Description

AGENTS COMMENTS This cottage sits in an enviable position minutes from the back beach, diving & sailboarding shops, pubs & the Crab Shack. The cottage is just off the Artists Quarter & close to all shops. Although amidst everything it is a quiet spot. There is long stay parking close by on Quay Car Park for which a permit can be purchased from Teignbridge District Council if desired.

STEP INSIDE Stepping in to this characterful property you enter the cosy living room which has a uPVC double glazed window to the front. There are doors off to the kitchen and second reception and stairs ascend to the first floor. The kitchen, equipped with cream base and wall units and work top with tiled splash back, has an electric cooker point and space for appliances with a window overlooking the side toward Stanley Street. The second reception is a good sized room with built in storage, further under stairs storage and a uPVC obscure glazed door giving access to the enclosed courtyard. From the second reception a door leads through to an inner lobby where the Ideal Mexico boiler is housed and where there are two generous storage cupboards, one of which houses the hot water cylinder. A door leads through to the downstairs fully tiled shower room with shower cubicle with sliding door, mid level WC and wash hand basin in vanity with storage below with an obscured window to the side.

Ascending the stairs there is a window allowing in natural light and there are two generous double bedrooms, one of which has a uPVC double glazed window to the front and the other with two uPVC double glazed windows with rear and side aspect which also has built in storage with hanging and shelving.

Council Tax Band B - £1,732.58 per year.



STEP OUTSIDE The cottage lies on a walkway easily accessed from Teign Street and Quay Road and is therefore tucked away, yet just off the bustle and buzz of the town with its small shops, restaurants and cafes. The beaches are just a stones throw away and there is long stay parking on Quay Car Park. At the rear, there is a private and enclosed courtyard.

MEASUREMENTS Lounge 15' 2" x 11' 4" (4.61m x 3.48m), Dining Room 15' 8" x 10' 10" (4.78m x 3.3m), Kitchen 7' 10" x 7' 7" (2.39m x 2.32m), Shower Room 7' 7" x 5' 5" (2.32m x 1.66m), Bedroom 12' 10" x 11' 1" (3.9m x 3.37m), Bedroom 13' 5" x 11' 5" (4.1m x 3.47m)

LOCATION Teignmouth is a popular seaside resort on a stretch of red sandstone along the South Devon Coast. The town has a comprehensive range of facilities including local independent shops, bars and restaurants, a small hospital, the Den with a Green Flag Awarded children's play park and both state & independent schools. Teignmouth has a mainline rail service with commuter trains running to London Paddington daily. Access to the A380, A38 and M5 is within a few miles away with Torbay to the south and Exeter to the north.

EPC Rating: E

Key Features

- ✓ Terraced Town Centre Cottage
- ✓ Two Double Bedrooms
- ✓ Living Room
- ✓ Kitchen
- ✓ Second Reception Room
- ✓ Downstairs Shower Room
- ✓ Mostly uPVC Double Glazed
- ✓ Gas Central Heating
- ✓ Small Enclosed Courtyard
- ✓ EPC - E

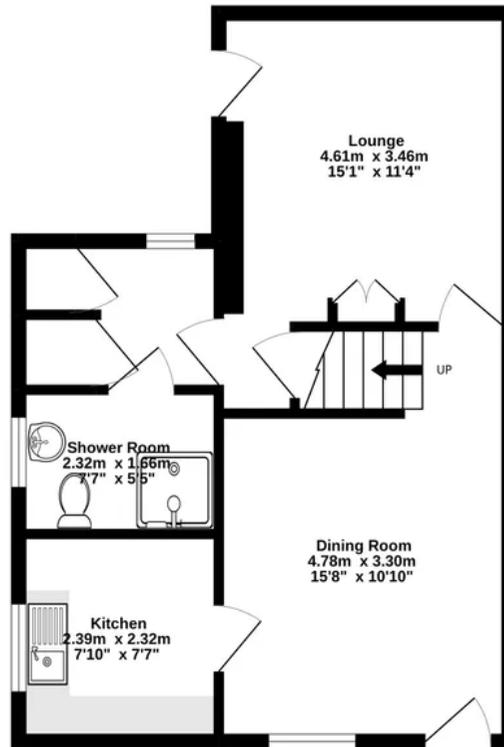




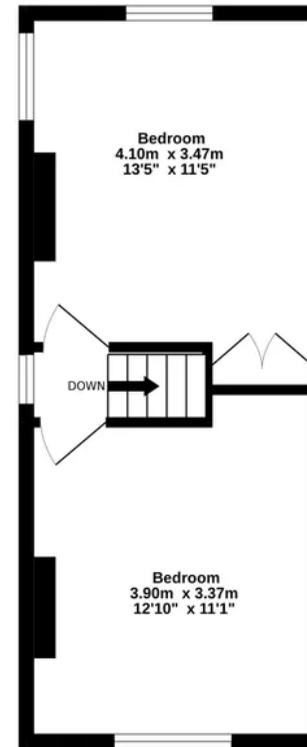




Ground Floor
41.1 sq.m. (443 sq.ft.) approx.



1st Floor
27.7 sq.m. (298 sq.ft.) approx.



TOTAL FLOOR AREA : 68.8 sq.m. (740 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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