



## 11 Mulberry Street, TEIGNMOUTH

£245,000 Freehold

Character Three Storey Cottage • Close to Town • Three Bedrooms • Lounge With Fireplace • Kitchen/Diner • Workshop Store Room • Bathroom & En-suite Shower Room • Courtyard Garden • NO CHAIN • EPC - D

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A charming three storey end of terrace character cottage with estuary views from the upper floors. Centrally located within a few minutes walk of Teignmouth town and beaches. Three bedrooms (master en suite), living room with feature fireplace, good sized kitchen, family bathroom, storeroom/work shop and small courtyard garden. Stepping into the living room this property has potential to ooze character with a lovely feature fireplace with hearth and gas burner, spotlights and a uPVC double glazed window to the front. From the living room there is an entrance through to the kitchen and a door opens from the living room to reveal stripped and treated wooden stairs ascending to the upper levels. The kitchen, with spotlights and tiled flooring, is a generous size with room for a table and chairs and is fitted with a range of shaker style base and wall units and a butler sink with groove cut drainer. There is an integrated electric oven with 5 ring gas burner and extractor above. Two uPVC double glazed windows face the rear with a further uPVC double glazed window with front aspect. The combination boiler is sited on the wall.

A door from the kitchen opens into a really useful and very generous storage area which could be used as a workshop. From here, there is access to the courtyard. Ascending the stairs from the living room to the first level, there are two bedrooms and the family bathroom. The bedrooms overlook the front of the property and one has built in storage including hanging and shelving. The family bathroom comprises Jacuzzi bath, separate large shower cubicle with electric shower, wash hand basin and low level WC. There are partly tiled walls, an extractor and spotlights. There is a uPVC double glazed window to the rear. Continuing up to the next level, there is a fantastic large bedroom with estuary views, spotlights and a fully tiled en suite wet room with rainfall shower, wash hand basin and low level WC.

The property is gas centrally heated and uPVC double glazed.

**Measurements:**

Lounge 15' 9" x 9' 1" (4.8m x 2.78m) Kitchen/Breakfast Room 9' 6" x 18' 9" (2.9m x 5.5m) Store/Workshop 9' x 8' 2" (2.74m x 2.5m) Bedroom 13' 1" x 9' 1" (3.99m x 2.78m) Bedroom 9' 6" x 9' 1" (2.9m x 2.78m) Bedroom 14' 7" x 16' (4.44m x 4.88m)



Tenure - Freehold

Mains Services - Gas, Electric and Water

Council Tax Band B - £2,012.40 pa

Broadband - Ultrafast 1000Mbps  
(According to OFCOM)



The property is tucked away off Willow Street, off Quay Road, by Teignmouth docks. 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.



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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+) <b>A</b>                              |         | <b>85</b> |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         | <b>59</b> |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |

