



2 Fraser Drive, Teignmouth

£200,000 Freehold

Two Bedroom Terraced House • Cul-de-Sac Location • Two Double Bedrooms • Kitchen/Dining Room • Lounge with Garden Access • Modern Kitchen • Family Bathroom • Front & Rear Garden • Good Open Views • EPC - D

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Stepping into the property through the front porch and then into the entrance hall, there are doorways on either side to take you through to the lounge and kitchen/dining area, as well as stairs leading up to the first floor. The lounge is a bright room, thanks to its dual aspect. The lounge comprises patio doors leading into the garden, window facing the front of the property and an electric fireplace.

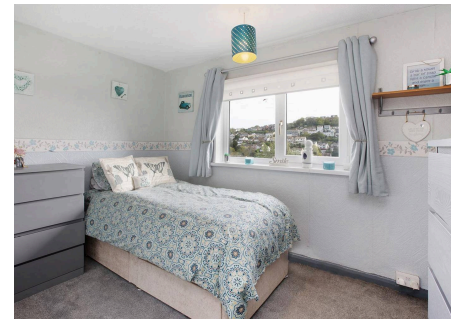
The kitchen has windows overlooking the front and the rear of the property, with a patio door leading to the garden. The kitchen has been fitted with a range of wall and base mounted units, gas double oven with 4 ring gas burner, stainless steel sink & drainer, and has space for a washing machine, tumble dryer and undercounter fridge. There is also a cupboard which houses the gas boiler.

Ascending the stairs to the first floor, the hallway leads to the two bedrooms, study/dressing room, family bathroom and loft access. Both bedrooms are great sized double rooms, both with built cupboards and windows facing the front of the property which offer views of the sea. The family bathroom has a fully tiled suite comprising enclosed shower cubicle, WC, wash hand basin, ladder style towel radiator & obscured uPVC window facing the rear.

There is Gas Central Heating and uPVC Double Glazing.

The front garden, with low fenced surround, has steps leading from the street, through a trellis arch, to the front door with a patio and decked area big enough for a table & chairs. There is also an area laid to loose stones and space for a shed.

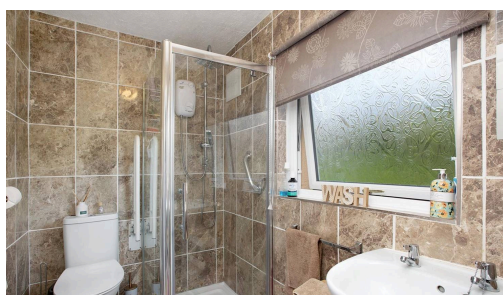
Entered through doors from the kitchen or the lounge out to a rear covered walkway where there is an electric point and tap, the rear garden has multiple tiers with a patio and decked area with summerhouse to enjoy the sunshine. There is a further hardstanding at the top of the garden which is accessed through a small gate, making an ideal place for further storage.



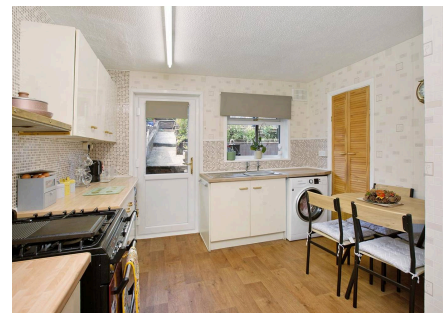
Tenure: Freehold
Council Tax Band B - **£2107.93 per annum**

Mains Services: Electric, Gas and Water all connected.

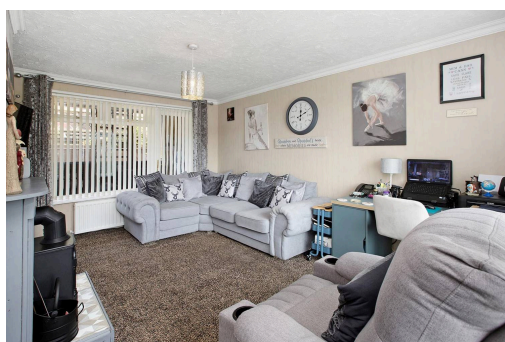
Broadband Speed - Ultrafast 1000 Mbps (According to OFCOM)



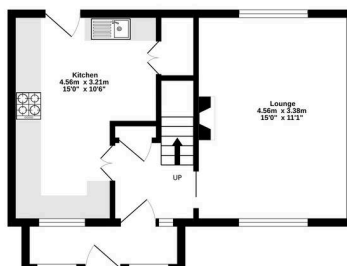
Teignmouth is a popular seaside resort on a stretch of red sandstone along the South Devon Coast. It is a coastal town that has a historic port and working harbour, with a Victorian Pier and promenade. There are sandy sea and river beaches excellent for sailing and water sports with two sailing clubs 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.



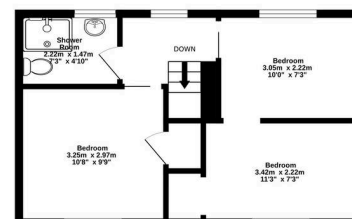
MEASUREMENTS: Lounge 4.56m x 3.38m (15'00" x 11'01"), Kitchen 4.56m x 3.21m (15'00" x 10'06"), Bedroom 3.25m x 2.97m (10'08" x 9'09"), Bedroom (currently split into two) 4.44m x 3.42m (14'06" x 11'03).



Ground Floor
36.8 sq.m. (396 sq.ft.) approx.



1st Floor
33.5 sq.m. (360 sq.ft.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	79
(39-54)	E		
(21-38)	F		
(1-20)	G		



TOTAL FLOOR AREA : 70.3 sq.m. (757 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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