



68 Coombe Vale Road, Teignmouth

£320,000 Freehold

Bay Fronted Semi-Detached House • Four Bedrooms • Living Room • Modern Kitchen/Dining Room • Modern Family Bathroom • Downstairs WC & Utility Room • Sunny Front & Rear Gardens with Front Sun Terrace • Walking Distance to Town Centre and Coombe Valley Nature Reserve • Views Towards Shaldon & River Teign • EPC - D

Contact Us...

01626 815815

teignmouthsales@chamberlains.co

6 Wellington Street
Teignmouth
TQ14 8HH


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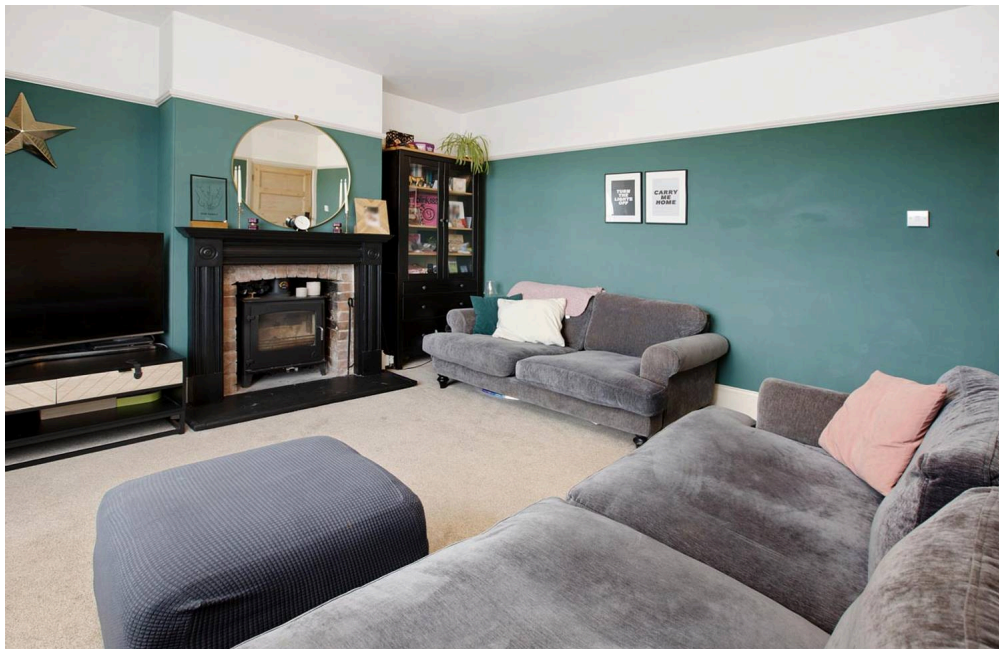
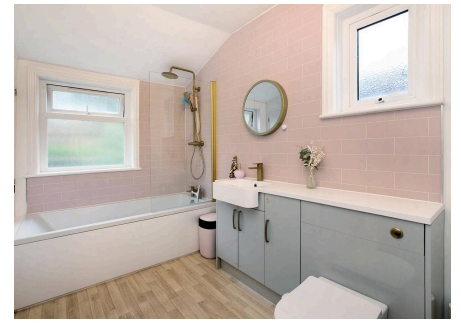


Upon entering the property, you step into an entrance vestibule and hallway which connects the living room, kitchen/dining room and downstairs WC/utility room. The living room has a large bay window offering an outlook over the surrounding area and views towards Shaldon and a fire place with wood burning stove. At the rear of the property there is the kitchen/dining room with access to the downstairs WC and rear garden. The modern kitchen has windows overlooking the rear garden and is fitted with a range of wall and base mounted units, a four ring induction hob and electric oven, freestanding fridge/freezer and a slimline dishwasher. The downstairs WC is off the kitchen and houses a washing machine and tumble dryer.

Ascending the stairs to the first floor, the landing leads to a luxury family bathroom and three bedrooms, with further stairs then leading up to the fourth bedroom. The bedrooms are all good sizes. The master bedroom has a large bay window affording views out towards Shaldon and allowing plenty of light. The modern family bathroom has been fitted to a high standard and comprises a rain fall shower over the bath, obscured window to the rear, WC and wash hand basin with storage cupboards below. There is central heating and double glazing.

Terraced front garden with paved seating area and lawn. Side access to the rear garden.

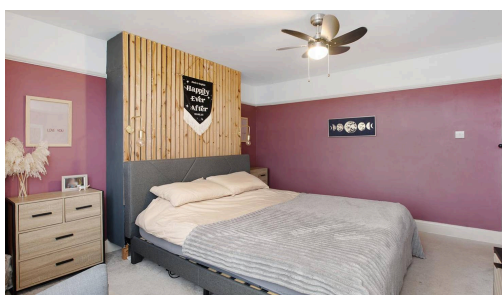
Good sized terraced garden to the rear with steps up to decked & lawned areas and a courtyard garden at the lower area.



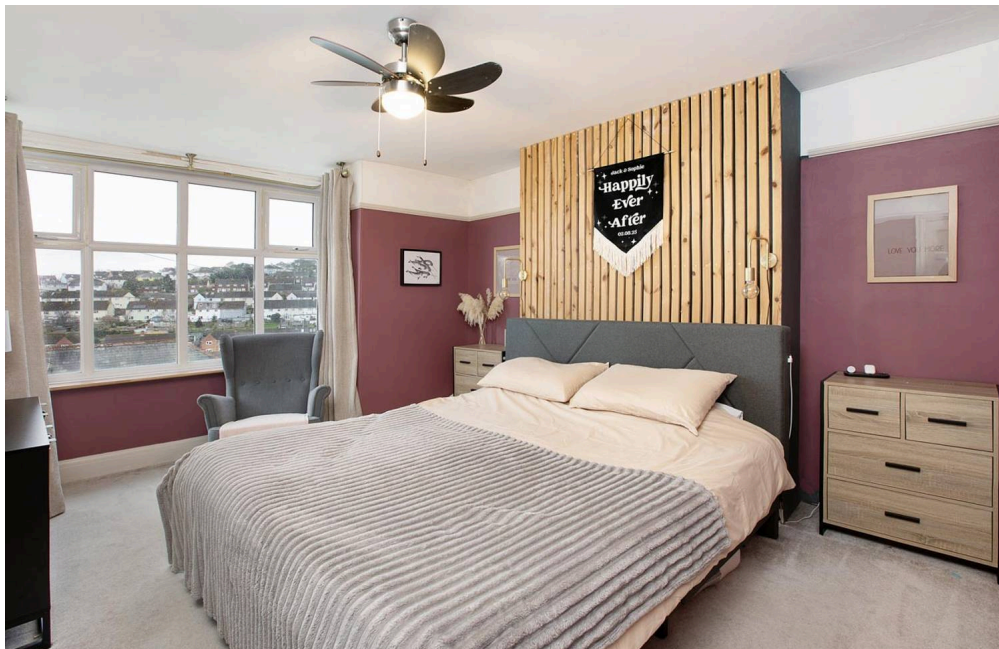
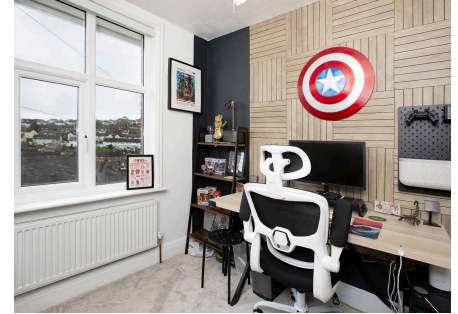
Tenure: Freehold
Council Tax Band C - **£2409.05 per annum**

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. 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 & Midlands daily. Access to the A380, A38 and M5 is within a few miles away with Torbay to the south and Exeter to the north.



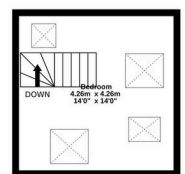
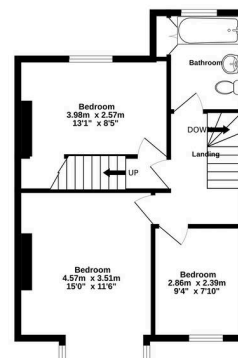
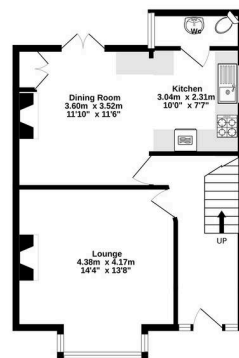
MEASUREMENTS: Living Room 14'3" x 13'7" (4.34m x 4.14m), Kitchen/Dining Room 19'9" x 11'9" (6.01x3.58m), Bedroom 13'0" x 13'0" (3.95m x 3.95m), 14'11" x 11'5" (4.55m x 3.49m), Bedroom 9'5" x 7'9" (2.87m x 2.36m), Bedroom 15'1" x 14'5" (4.60m x 4.40m)



Ground Floor
46.4 sq.m. (500 sq.ft.) approx.

1st Floor
47.4 sq.m. (511 sq.ft.) approx.

2nd Floor
18.1 sq.m. (195 sq.ft.) approx.



TOTAL FLOOR AREA : 112.0 sq.m. (1205 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 for 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(82+)	B		
(81-81)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs		62	78

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(82+)	B		
(81-81)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not environmentally friendly - higher CO ₂ emissions		59	76

EU Directive 2002/91/EC