



4a Exeter Street, Teignmouth

£230,000 Freehold

Newly Refurbished Cottage • Two Double Bedrooms • Modern Kitchen with Integrated Appliances • Living Room with Woodburning Stove • Newly Fitted Shower Room • Rear Courtyard • Close Walk to Town Centre, Beaches and Travel Routes • Accommodation Set over Three Floors • Character Features • EPC – D

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Stepping into the cosy living room there is a recently installed log burner, a tilt and turn uPVC window to the front overlooking St. James Church, shelving to the chimney breast recess, oak beam over the fireplace and an opening to the kitchen. The stylish kitchen has been recently fitted with base and wall units with an integrated electric oven, gas hob with extractor fan over, oak worktop, tiled splashbacks, sink with mixer tap, uPVC window and door to the rear, integrated fridge & freezer and stairs rising to the first floor.

The first floor landing has a uPVC window and rustic style wooden internal doors with black wrought iron latches to one of the bedrooms and shower room. This bedroom has a uPVC tilt and turn window to the front and the shower room has been recently refitted with a stylish white suite comprising walk in shower cubicle with dual mains powered shower over, vanity wash hand basin, WC, and cupboard housing the boiler and space for a tumble dryer. There is also a uPVC obscure double glazed window, spotlights, heated towel rail and tiled flooring.

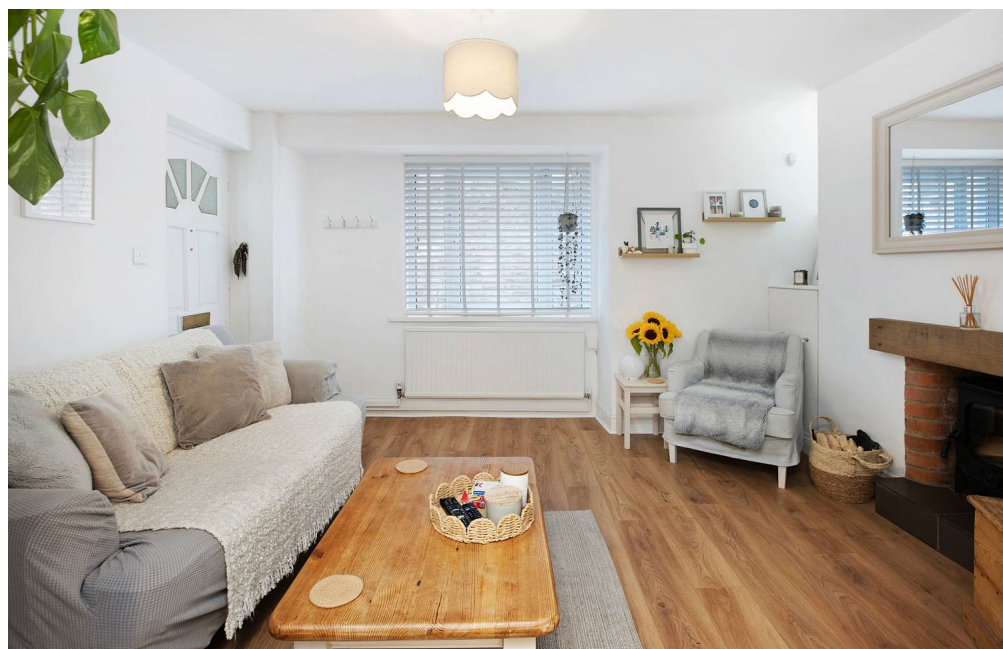
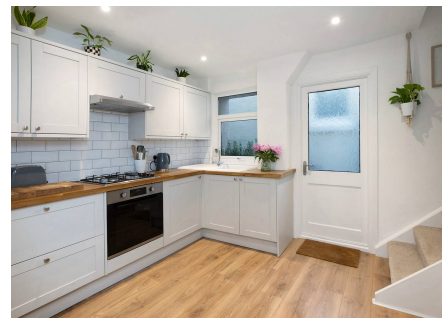
Stairs from the first floor landing lead to the second floor where there is a small loft hatch and storage cupboard with power. A rustic style wooden internal door with black wrought iron latch leads into the master bedroom with two uPVC velux windows to the front and rear with views of St. James Church.

There is uPVC double glazing and gas central heating.

Teignmouth is one of South Devon's most popular coastal towns, offering a unique mix of seaside lifestyle, strong transport connections and vibrant community life.

There is buyer demand from locals who want to build their lives in the area, upsizing or downsizing, as well as retirees, lifestyle movers, second home buyers and families relocating for coastal living and quality of life.

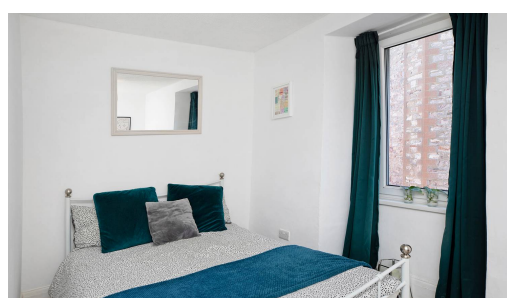
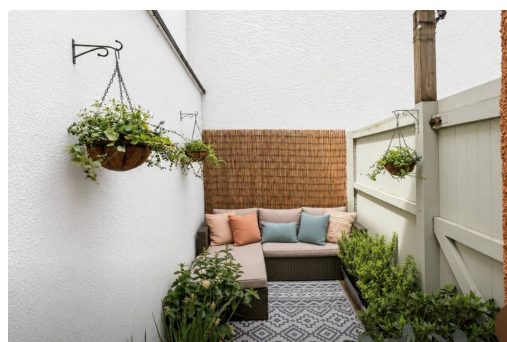
To the rear of the property there is a walled courtyard garden with room for outside seating. Accessed by a path which has a gate also from the side of the property. There is a neighbours right of way if needed, but not used.



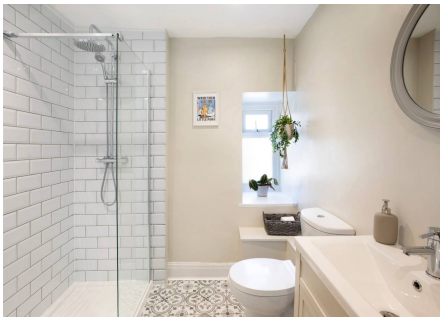
Tenure: Freehold
Council Tax Band A - **£1,806.79 per annum**

Mains Services: Electric, Gas and Water

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.



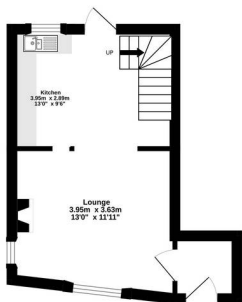
MEASUREMENTS: Sitting Room 13'0" x 11'11" (3.95m x 3.63m), Kitchen 13'0" x 9'6" (3.95m x 2.89m), Bedroom 14'2" x 11'11" (4.32m x 3.63m), Shower Room 9'6" x 7'1" (2.89m x 2.16m), Bedroom 13'9" x 11'1" (4.19m x 3.38m)



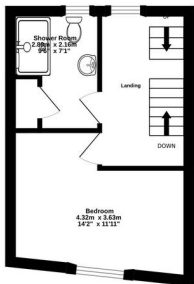
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		89
(81-91) B		
(69-80) C		62
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

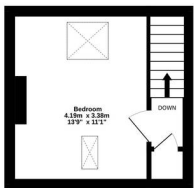
Ground Floor
26.9 sq.m. (289 sq.ft.) approx.



1st Floor
27.2 sq.m. (293 sq.ft.) approx.



2nd Floor
17.8 sq.m. (191 sq.ft.) approx.



TOTAL FLOOR AREA : 71.9 sq.m. (773 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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