



- CONVENIENTLY LOCATED SEMI DETACHED HOUSE
- CUL DE SAC LOCATION
- LOUNGE, KITCHEN/DINING ROOM
- THREE BEDROOMS
- BATHROOM, CLOAKROOM
- WORKSHOP
- OFF ROAD PARKING, FRONT AND REAR GARDENS
- GAS CENTRAL HEATING, DOUBLE GLAZING

Brimley Drive, Teignmouth, TQ14 8LE

Guide Price £340,000

A conveniently located semi-detached family home in a quiet cul de sac location in level and close proximity to Teignmouth town centre, seafront, beaches and mainline railway station. This is a rare opportunity in the Brimley Drive area to purchase a family home with three bedrooms, off road parking, front and rear gardens. The accommodation briefly comprises; lounge, kitchen/dining room, cloakroom, three bedrooms, bathroom, office/workshop, parking, gardens, gas central heating, double glazing.



Property Description

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Covered entrance with uPVC obscure double glazed entrance door into...

ENTRANCE HALLWAY

Useful under stairs recess, radiator, stairs rising to first floor. Oak flooring which continues throughout the ground floor. Doors to...

GROUND FLOOR CLOAKROOM

Low level WC, wall mounted wash hand basin, obscure uPVC double glazed window.

LOUNGE

uPVC double glazed window overlooking the front gardens and approach, radiator, picture rail, feature fireplace. Double doors open through to dining room.

OPEN PLAN KITCHEN/DINER

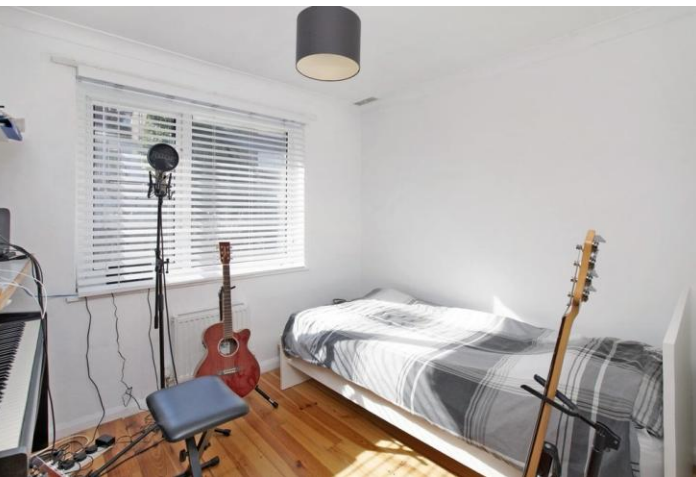
DINING ROOM:

uPVC double glazed window overlooking the rear gardens, radiator. Fitted cupboard fitted into chimney recess. Open through to kitchen area.

KITCHEN AREA:

Range of high gloss cupboard and drawer base units under wooden work surfaces incorporating one and a half bowl stainless steel Franke drainer sink unit with mixer tap over, tiled splash backs, space and plumbing for dishwasher, integrated Neff brushed chrome electric oven, ceramic four





ring hob, chimney style extractor hood, space for upright fridge freezer, uPVC double glazed French patio doors with outlook and access onto the rear gardens, uPVC obscure double glazed door to a side porch/utility.

UTILITY

With doors giving access to the side passage, space and plumbing for automatic washing machine, further appliance space, fitted shelving.

From the entrance hallway, stairs rise to...

FIRST FLOOR LANDING

uPVC double glazed window with open outlook over the front aspect, radiator, pine wooden flooring, hatch and access to loft space. Doors to...

BEDROOM 3

uPVC double glazed window overlooking rear gardens, radiator.

BEDROOM 2

uPVC double glazed window overlooking rear aspect, radiator, stripped wooden floorboards.

BEDROOM 1

uPVC double glazed window overlooking front aspect with far reaching rural view, radiator, stripped wooden flooring.

FAMILY BATHROOM

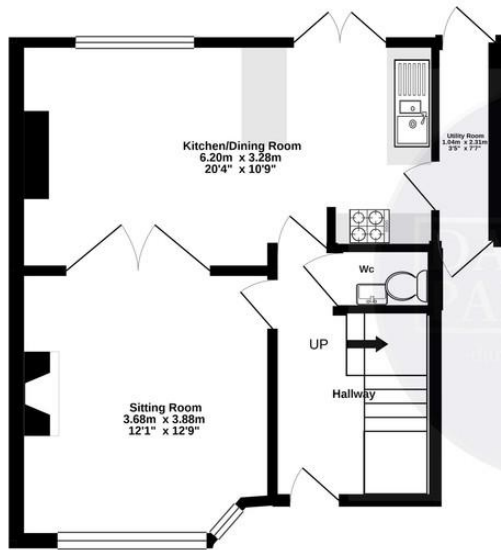
Modern suite with bath, fitted shower, pedestal wash hand basin, low level WC, obscure uPVC double glazed window, airing cupboard.

OUTSIDE

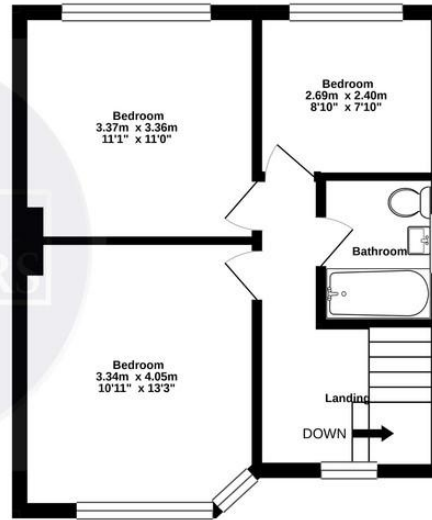
The front of the property benefits from off road parking with the potential to provide additional off road parking. An attractive level garden, pergola with gated access through to the front garden with an area of level lawn with mature borders, inset and raised flower beds with paved patio, pathway leading to the entrance, side path to the porch/utility.



Ground Floor
42.7 sq.m. (460 sq.ft.) approx.



1st Floor
41.1 sq.m. (442 sq.ft.) approx.

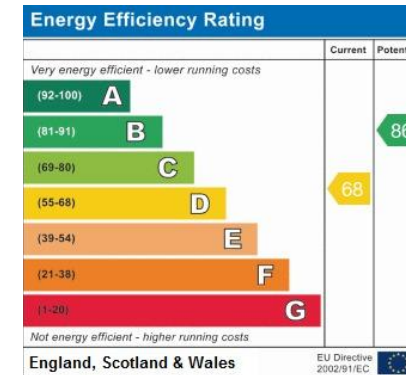


TOTAL FLOOR AREA : 83.8 sq.m. (902 sq.ft.) approx.

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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The rear gardens, accessed via the kitchen are fully enclosed with an area of attractive brick pavia patio, directly accessed from the kitchen with a short flight of steps leading to the upper terrace, designed with ease of maintenance in mind, with gravel bed, walkway, shrub and flower bed borders, garden shed, large timber **WORKSHOP** with power and lighting. The rear gardens enjoy the passage of the sun throughout the day.



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