



- MODERN SPLIT LEVEL HOME
- CLOSE TO THE COOMBE VALLEY NATURE RESERVE
- WITH LEVEL ACCESS TO THE MAIN ENTRANCE
- APPEALING RURAL VIEWS, GARDENS AND GARAGE
- MAIN RECEPTION ROOM, KITCHEN BREAKFAST ROOM
- TWO BEDROOMS, BATHROOM
- IDEAL FOR FIRST TIME BUYER/INVESTOR

Howard Close, Teignmouth, TQ14 9NW

£230,000

A modern split level home situated at the end of a quiet cul de sac in a popular residential location on the edge of the Coombe Valley nature reserve, with appealing rural views, front and rear gardens and garage. The internal accommodation comprises; a reception room, kitchen breakfast room, two bedrooms and bathroom. Offering an excellent opportunity for first time buyers/investors.



Property Description

Obscure double glazed entrance door into the...

ENTRANCE VESTIBULE

Obscure glazed door through to the...

RECEPTION ROOM

uPVC double glazed window overlooking the front gardens and with views extending over nearby properties to the Coombe Valley nature reserve towards Haldon moor. Feature brick fire surround with tiled mantle, fitted gas fire. Night storage heater. Stairs rising to...

SPLIT LEVEL LANDING

Night storage heater. Door to...

KITCHEN/BREAKFAST ROOM

Range of cupboard and drawer base units under laminate rolled edge work surfaces, integrated electric oven and hob, one and a quarter bowl drainer sink unit with mixer tap over, plumbing for washing machine, tiled splash backs, corresponding eye level units, breakfast bar, part tiled walls, access to under stairs store cupboard, uPVC double glazed windows overlooking the rear gardens, uPVC obscure double glazed door accessing the rear patio and gardens.



BEDROOM

uPVC double glazed window with pleasant views to the Coombe Valley nature reserve and open farmland. Fitted wardrobe with hanging rail, fitted shelving and high level storage.

BATHROOM

Fully tiled walls, bath with fitted Bristan shower, pedestal wash hand basin, low level WC, fitted extractor, wall hung electric heater.

Stairs rising to the upper level.



BEDROOM

uPVC double glazed window overlooking the enclosed rear gardens. Door to airing cupboard with factory lagged hot water cylinder, slatted shelving. Further access door to loft space providing a useful storage area.

OUTSIDE

The property is approached through a predominantly level and lawned front garden with a pathway giving level access leading to the main entrance. Door to external store cupboard. To the rear, accessed via the kitchen breakfast room is an enclosed garden with a paved patio, raised retained flower beds and a gently sloping lawned garden.

GARAGE

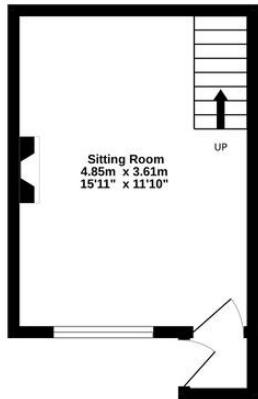
Garage in a nearby block.

MATERIAL INFORMATION - Subject to legal verification

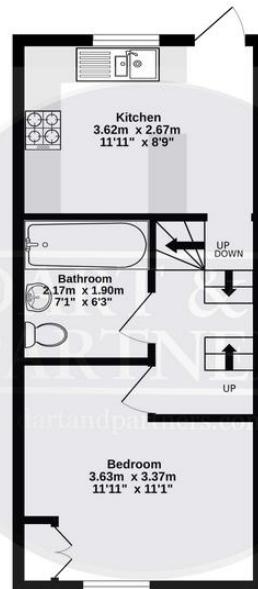
Freehold

Council Tax Band B

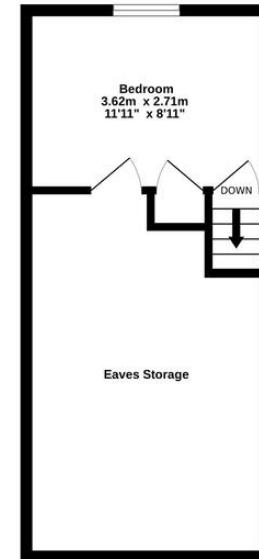
Ground Floor
18.2 sq.m. (196 sq.ft.) approx.



1st Floor
29.9 sq.m. (322 sq.ft.) approx.



2nd Floor
29.8 sq.m. (321 sq.ft.) approx.



TOTAL FLOOR AREA : 77.8 sq.m. (838 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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