



- FAMILY HOME IN SOUGHT AFTER RESIDENTIAL LOCATION
- FAR REACHING SEA VIEWS
- LARGER THAN AVERAGE GARAGE
- RECEPTION ROOM ACCESSING REAR GARDENS
- SPACIOUS KITCHEN DINING ROOM
- THREE BEDROOMS
- FAMILY BATHROOM
- FRONT AND REAR GARDENS

**The Mount, Teignmouth, TQ14 8NZ**

**£265,000**

A modern terraced family home briefly comprising; entrance vestibule, fitted kitchen dining room, lounge, three bedrooms, family bathroom, front and rear gardens, south facing with views out to sea, larger than average garage in nearby block.



## Property Description

uPVC obscure double glazed entrance door into...

### ENTRANCE VESTIBULE

Door opening through to...

### SPACIOUS KITCHEN/DINING ROOM

Comprehensive range of cathedral style cupboard and drawer base units under laminate rolled edge work surfaces with tiled splash backs, corner display shelving, breakfast bar, one and a quarter bowl stainless steel drainer sink unit with mixer tap over, plumbing for washing machine, integrated ceramic hob, extractor hood over, integrated double oven, space for upright fridge freezer, corresponding eye level units, two uPVC double glazed windows enjoying a southerly aspect with views across neighbouring properties and out to sea. Space for table and chairs, night storage heater. Door to useful under stairs store cupboard. Stairs rising to the upper floor. Door to...

### LOUNGE

Might storage heater, fireplace with inset electric coal effect fire with wooden surround and mantle, uPVC double glazed sliding patio doors with outlook and giving access to the enclosed rear gardens.



### FIRST FLOOR LANDING

Hatch and access to loft space, dado rail, night storage heater. Doors to...

### BEDROOM

uPVC double glazed window with open view across east Teignmouth and out to sea. Door to a built in wardrobe with hanging rail and fitted shelving. Door to airing cupboard, factory lagged hot water cylinder and slatted shelving.



### BEDROOM

uPVC double glazed window overlooking the rear gardens.

### BEDROOM

uPVC double glazed window to rear aspect.

### BATHROOM

Fully tiled walls, modern suite comprising panelled handled bath, fitted Triton shower with glazed shower screen, pedestal wash hand basin, low level WC, uPVC obscure double glazed window, heated towel rail, shaver socket.

### OUTSIDE

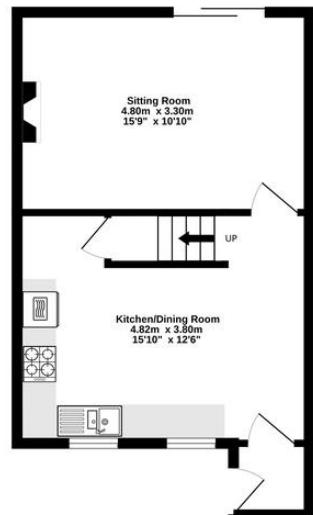
The property is approached over a pedestrian walkway. Access to number 7 via a pathway through the front gardens which consist of gently sloping lawn with mature hedgerow borders and inset flower bed. Outside water tap and courtesy lighting. To the rear of the property which is accessed via the main reception, immediately accessed from the patio doors there is an area of sun deck with corresponding seating. A pathway leads through the gardens where there are gravelled flower beds, raised paved patio/seating area. the main garden is well stocked with a variety of shrubs, evergreens etc.

**AGENTS NOTE:** To the rear of the property there is pedestrian access back onto The Mount.

### GARAGE

In nearby block. Larger than average garage with metal up and over door. Additional head height.

Ground Floor  
35.4 sq.m. (381 sq.ft.) approx.

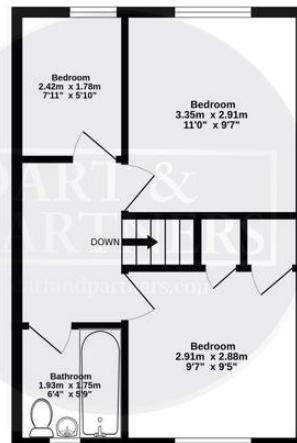


**TOTAL FLOOR AREA : 88.9 sq.m. (957 sq.ft.) approx.**

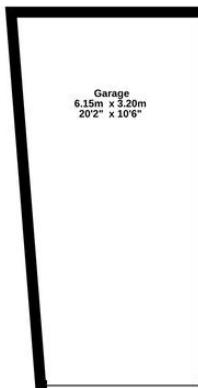
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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1st Floor  
35.4 sq.m. (381 sq.ft.) approx.



Garage  
18.2 sq.m. (195 sq.ft.) approx.

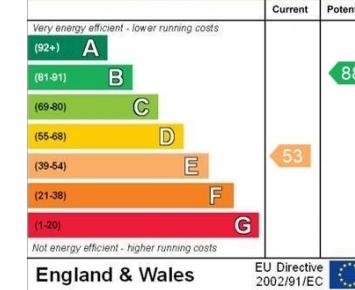


**MATERIAL INFORMATION - Subject to legal verification**

**Freehold**  
**Council Tax Band C**



**Energy Efficiency Rating**



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