



Teignmouth

3x 2x

ENERGY
RATING
C77

- Video Walk-through Available
- Immaculate Town House
- 3 Double Bedrooms
- Open Plan Living Space
- Modern Bathroom & En-Suite
- Garage and Storage Room
- Driveway Parking
- Low Maintenance Rear Garden
- Very Well-Presented Throughout
- Popular Seaside Town

Guide Price:
£375,000
FREEHOLD

7 Trinity Mews, Teignmouth, TQ14 8TF



1000s of homes sold in Teignbridge

78 Queen Street, Newton Abbot, Devon, TQ12 2ER

7 Trinity Mews, Teignmouth, TQ14 8TF

An imposing home set in the delightful seaside town of Teignmouth. Teignmouth is a charming South Devon town and port where the River Teign meets the sea. The town has a comprehensive range of facilities including a selection of independent shops, bars, cafes, pubs and restaurants in a beautiful marine setting. The long promenade accompanies the sandy beach and eventually reaches the 'Back Beach' which offers boating opportunities and the west-facing location benefits from late sunny evenings through the summer months. There is also a bowling club, theatre and play park. There are several primary schools in Teignmouth and a secondary/community college. The property is located within close proximity to Trinity School which is a private school offering both primary and secondary education. There are excellent transport links with a mainline rail service and commuter trains running to London Paddington. Easy access to the A380 and M5 offering an easy commute to Torbay or Exeter and beyond.

The Accommodation:

This impressive town house offers generous accommodation arranged over four floors. Through the front door into the entrance hall there are stairs leading to the first floor and door to garage which is a large garage with storeroom to the rear. The first floor boasts an inviting contemporary open-plan lounge, kitchen, and dining area, perfect for entertaining or relaxing. The kitchen has matching wall, base and drawer units with roll edged work surfaces over, extended worktop providing breakfast bar. From the lounge there is a door opening to balcony with views of the surrounding area and from the kitchen there is access to the rear garden.

The further two floors offer a well-appointed bathroom and three double bedrooms, with bedroom one measuring 20ft in length benefiting from Juliet balcony with sea views, en-suite shower room and large storage space.

Outside:

The rear garden is designed for easy maintenance, featuring a level patio seating area, raised artificial grass, and a further rear patio with a raised plant bed. An outside tap is included, and the garden is fully enclosed with panelled fencing for privacy.

Parking:

Driveway to the front providing off road parking for one vehicle, Garage with up and over electric door.

Directions:

From Newton Abbot Penn Inn roundabout take the A380 Exeter bound. Take the first exit and at roundabout take the 3rd exit A381 for Bishopsteignton / Teignmouth. Follow A381 through Bishopsteignton into Teignmouth. At the Shaldon Bridge traffic lights continue straight ahead A379. At the next lights turn left into Exeter Road B3192. Take the 4th right into New Road. Continue past Trinity School to your right. Take the 3rd left into Maudlin Drive and the property can be found immediately on your left.



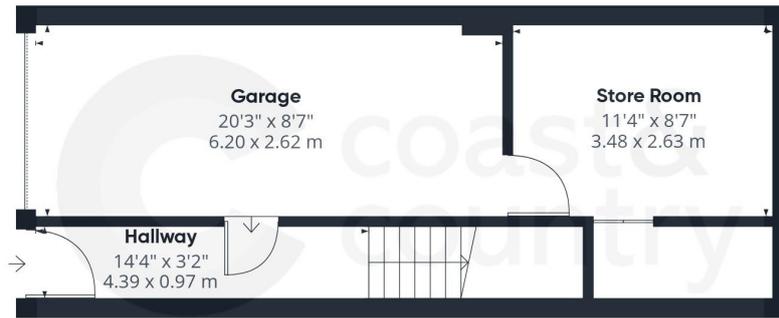
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Approximate total area

1388 ft²
128.9 m²

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Ground Floor



Floor 1



Floor 2



Floor 3

Agents Notes:

Council Tax: Currently Band D

Tenure: Freehold

Mains water. Mains drainage. Mains gas. Mains electricity.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes \pm 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.