

Grove Court, Teignmouth, TQ14 8QF



A fantastic opportunity to purchase this substantial detached home situated on a corner plot with versatile accommodation and air bnb potential.

FREEHOLD, COUNCIL TAX BAND – E (Improvement indicator – Yes), EPC - C

£650,000

01626 862379

www.fraserandwheeler.co.uk

FRASER & WHEELER

FRONT DOOR TO

ENTRANCE HALL

A spacious L shaped hallway with storage cupboards, engineered oak flooring and doors leading to:

SITTING ROOM

A great size sitting room with uPVC double glazed windows, radiators, wood burner with wood surround and sea glimpses to the side.

OPEN PLAN KITCHEN/DINING ROOM

A lovely L shaped social space with modern matching kitchen base units, solid oak work surfaces, space for a range style cooker, sink with drainer and mixer tap, breakfast bar, space for an American style fridge/freezer, pantry, engineered oak flooring, uPVC double glazed windows to the rear, patio doors leading to the garden, radiator and plenty of space for a sofa, table and chairs.

BEDROOM 1

uPVC double glazed window to the rear, radiator, fitted wardrobes and door to:

EN SUITE SHOWER ROOM

A modern suite comprising shower enclosure, WC, wall hung over sized wash hand basin with storage below, part tiled walls and spot lights.

BEDROOM 2

uPVC double glazed window to the front and side with sea glimpses, radiator and spot lights.

BEDROOM 3

uPVC double glazed window to the front and radiator.

BEDROOM 4

uPVC double glazed window to the side, radiator and sea glimpses.

FAMILY BATHROOM

Suite comprising panelled bath, separate shower enclosure, WC, pedestal wash hand basin, tiled walls, heated towel rail and spot lights.

BEDROOM 5

With its own access from the left hand side of the property and situated below bedroom 1 this room offers versatile accommodation which could be used as part of the main house or as an office or separate annexe/air bnb. Spot lights, laminate flooring, base and eye level units with work surfaces over, sink unit, uPVC double glazed window to the side and door to:

EN SUITE SHOWER ROOM

Suite comprising shower enclosure, WC, wash hand basin with storage below and part tiled walls.





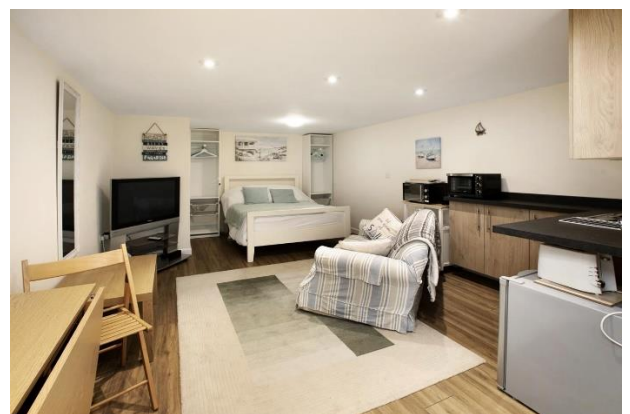
OUTSIDE

The property is approached via a gravelled driveway providing off road parking for a number of vehicles, access to the garage and either side of the property. The garage is a good size with door to the front, power and light, hot and cold water and a Belfast sink, window and door to the side. From the driveway steps lead up to the front door and a decked seating area with lovely views towards the sea. The main garden is to the rear and side of the property and is mainly laid to lawn with established and mature plants trees and shrubs, good size shed and a further decked seating area.

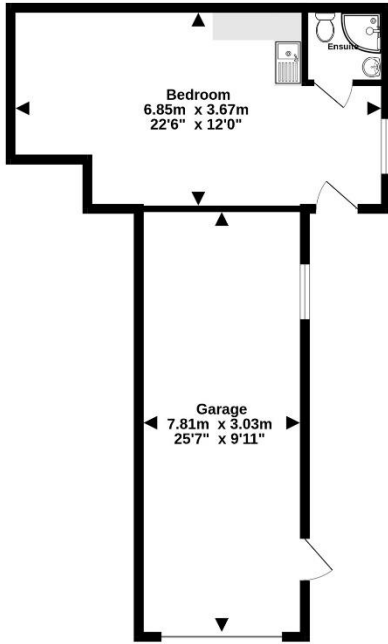
AGENTS NOTE

Council tax band - Improvement indicator - Yes

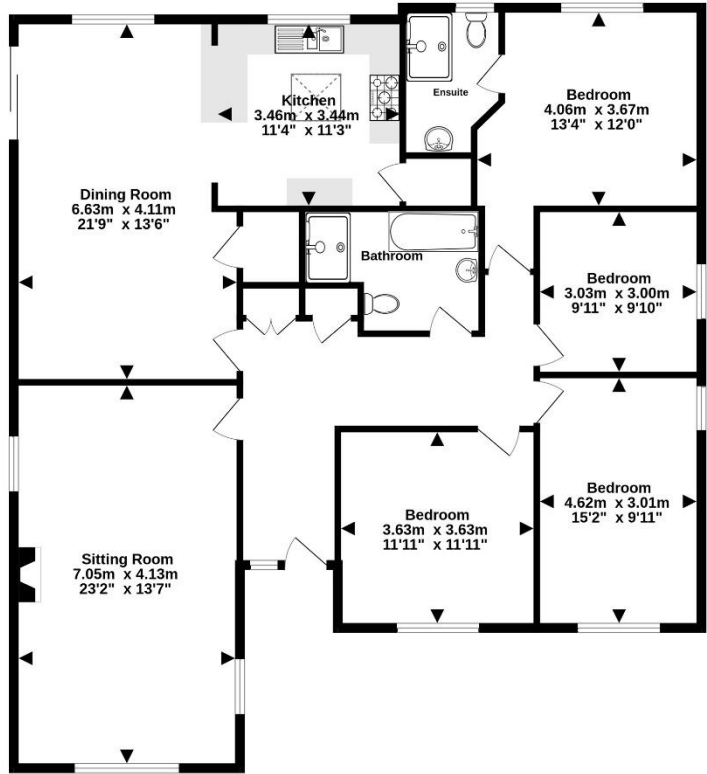
If the property has been improved or extended since it was placed in a Council Tax band, a Yes will be shown. If a Yes is shown, the band will be reviewed and may increase following the sale of the property.



Lower Ground Floor
47.6 sq.m. (512 sq.ft.) approx.



Ground Floor
148.9 sq.m. (1602 sq.ft.) approx.



TOTAL FLOOR AREA : 196.5 sq.m. (2115 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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