



12 Higher Brimley Road

Teignmouth, Devon, TQ14 8JS



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**Substantial Period Residence Offering Varying Opportunities
Currently Arranged As Four Separate Units
Ideal As Home & Income / Holiday Let / Spacious Victorian Home
Set Over Two Floors with Generously Proportioned Rooms
Some First Floor Estuary Views towards Shaldon
Large & Enclosed South Facing Rear Garden**

DESCRIPTION

Bettesworths are delighted to bring to market this substantial Victorian villa located within easy walking distance of Teignmouth Town Centre and offering extremely versatile accommodation over two floors, with the first floor enjoying some lovely views towards Shaldon over the Teign estuary.

Having a large and level South facing rear garden, this period character building represents a number of different aspects of investment and opportunity varying from an impressive & spacious period family home to home & income, holiday lets or indeed shorthold tenancy flats, due to it being currently arranged as four independent units.

Teignmouth Town Centre offers a tremendous number of local amenities including shops, eateries etc plus its renowned seafront, beaches and pier. Teignmouth also benefits from a mainline railway station connecting to both Newton Abbot and Torbay together with the Cathedral city of Exeter and onward to London, Paddington.

Ref No: 4654

Offers in the Region of £400,000 Freehold

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The accommodation briefly comprises:-

uPVC front door with glazed panel and matching side panels opens to:-

ENTRANCE VESTIBULE

Electric fuse box. Inner hallway.

SEPARATE CLOAKROOM

Wall hung wash hand basin, WC. Obscure uPVC window.

FLAT 1

Inner hallway with store cupboard having louvre door, radiator, doors off to:-

LOUNGE/DINING ROOM

20' 9" x 13' 0" (6.32m x 3.96m)

Two full height uPVC double glazed windows overlooking the rear garden. Marble fireplace and grate. Two double radiators with thermostat. Ornate coved ceiling and picture rail.

BEDROOM

12' 8" x 12' 0" (3.85m x 3.66m)

uPVC double glazed window to rear. Double radiator with thermostat.

KITCHEN

8' 9" x 6' 0" (2.66m x 1.84m)

Various kitchen units and stainless-steel sink in need of replacement. uPVC window to front. Side Access to side. Door to:-

BATHROOM

Panelled bath inside wash and basin. Part tiled walls, double radiator, obscure uPVC double glazed window.

SEPARATE CLOAKROOM

With WC.

FLAT 2

LOUNGE/DINING ROOM

17' 3" x 15' 11" (5.26m x 4.84m)

Large, full height, uPVC double glazed bay window overlooking rear garden. Double radiator. Electric fuse box and meters. Ornate ceiling with picture rail. Doors to:-

KITCHEN

10' 4" x 7' 7" (3.16m x 2.32m)

Range of base cupboards and drawers, work surfaces and inset stain steel sink unit. Double glazed windows and door onto rear garden and immediate patio area.

SHOWER ROOM

Shower cubicle with tiled surround and fitted electric shower. Pedestal wash hand basin with instant hot water unit. Double radiator with thermostat. From the hallway, staircase with turned balustrading rises to the first floor and upper landing with electric fuse box and metres. Doors to:-

FLAT 3

Hallway with night storage heater & electric fuse box.

Doors of to:-

LOUNGE/DINING ROOM

20' 9" x 13' 0" (6.32m x 3.96m)

Two large uPVC double glazed windows having a private outlook over the rear garden. Marble fire surround with ornate, cast-iron, grate and hearth. Two night storage heaters.

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BEDROOM

13' 3" x 12' 0" (4.05m x 3.67m)

uPVC double window to rear. Timber fire surround. Picture rail.

KITCHEN

12' 0" x 11' 5" (3.67m x 3.47m)

Range of fitted units in need of refurbishment, with work surfaces and stainless steel sink unit. full height, uPVC bay windowed area to front.

BATHROOM

Panelled bath with electric shower over and tiled surround, pedestal wash hand basin & WC. Store cupboards.

FLAT 4

LOUNGE/DINING ROOM

17' 5" x 16' 11" (5.32m x 5.16m)

Spacious room with beautiful ornate domed ceiling with decorative coving and ceiling rose. Full height, walk in uPVC double glazed bay window having a lovely south facing aspect looking towards Shaldon and the Teign estuary Sheldon as well as the nearby St James's Church and the rear garden. Two night storage heaters, electric fuse box. Door to:-

KITCHENETTE AREA

7' 1" x 6' 0" (2.16m x 1.82m)

Matching fitted units with work surfaces and inset stainless steel sink unit. Electric cooker point. uPVC double glazed window with similar, fabulous view as the Living Room, looking towards Shaldon. Inner door opens to:-

BATHROOM

Panelled bath. Cupboard with hot water tank. Further door to:-

SHOWER ROOM

Walk-in tiled shower cubicle with electric shower. Pedestal wash hand Basin. WC. Obscure uPVC double glazed window to front. From the living room door opens to:-

BEDROOM

Small uPVC double glazed window to front.

OUTSIDE

The property is approached from Higher Brimley via the main front door plus side gate giving access to both Flat 1 and the rear garden. Brick built store having electric power. The rear garden is made up of a good-sized paved area adjacent to the property with steps leading down to the main garden, which benefits from being both level and spacious. The south facing garden is enclosed by a mixture of brick & block stone walling, mature specimen trees, and has a pathway leading to the rear boundary with an area housing two timber garden sheds.

COUNCIL TAX

Each flat is rated Band A.

EPC RATING E

WHAT3WORDS ///BROWSERS.CHOICE.OTHER

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Sole Agents, Bettesworths.

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