



12 Higher Brimley Road

Teignmouth, Devon, TQ14 8JS



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**Substantial Period Residence Offering Varying Opportunities
Currently Arranged as Four 1-Bedroom Flats
Planning Approved for Use as a Single Dwelling
Set Over Two Floors with Generously Proportioned Rooms
Some First Floor Estuary Views Towards Shaldon
Large & Enclosed South Facing Rear Garden**

DESCRIPTION

A 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.

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.

The property has been vacant for some years and is arranged currently as 4 flats. The property now benefits from planning consent for use as a single dwelling home, giving purchasers the opportunity to utilise the property as a family home, holiday let or investment property.

The property is generously sized with high Victorian ceilings making each room feel light and spacious and to the rear of the property is a large South facing garden.

Ref No: 4654

£325,000 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 2

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 & Combi Boiler.

FLAT 1

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 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 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, uPVC double glazed bay window having a lovely south facing aspect looking towards Shaldon and the Teign estuary. Two 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.

BEDROOM

Small uPVC double glazed window to front.

OUTSIDE

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.

PLANNING

The property is currently arranged and was previously used as four 1-bedroom flats. Planning was also approved in April 2024 for use of the property as a single dwelling.

Full planning consent and accompanying documents can be found on Teignbridge Council's planning portal, using reference number: 23/02093/FUL

COUNCIL TAX

Each flat is rated Band A.

EPC RATING E

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Sole Agents, Bettsworths. Tel. 01803 212021.

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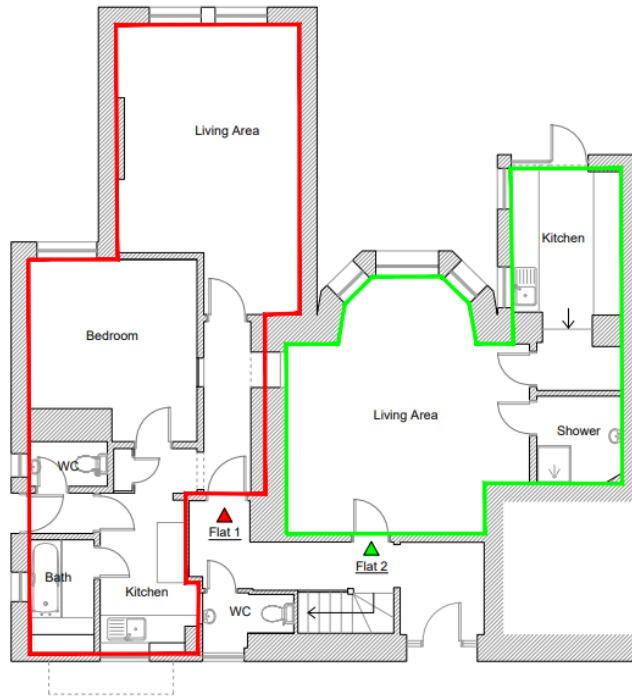
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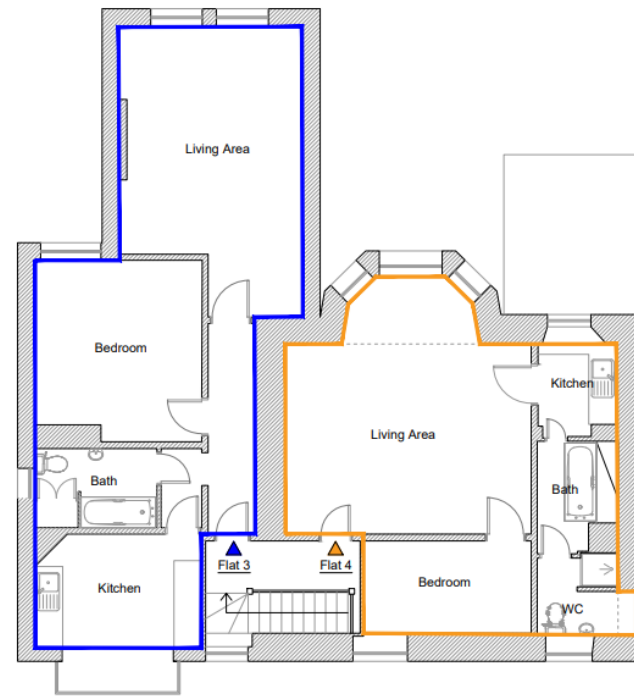


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Ground Floor Plan



First Floor Plan

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TQ1 1BB



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