

40 Teignmouth Road

Torquay, Devon, TQ1 4EQ





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**Four Bedroom Period Property Sympathetically Renovated
Extensive Accommodation Arranged Over Three Floors
Central Location Close to Local Schools, Shops & Main Roads
Drive Parking for 3+ Vehicles, EV Charging Point
Private Lawned Garden & Wrap Around Paved Patio**

DESCRIPTION

40 Teignmouth Road, Torquay is a central location providing access to the main arterial roads to Newton Abbot, Exeter and Plymouth. The local shopping area of Torre is a short walking distance with the town centre and seafront less than 2 miles away.

This superb period property has been beautifully renovated to create a large modern family home. A semi-detached property boasting large picture windows and original high ceilings creating a light & airy atmosphere throughout. There is driveway parking for 3+ vehicles with an EV charging point. Lawned garden and paved patio areas. During the renovations the property was rewired and replumbed throughout and fitted with a modern heating system.

Ref No: 4974

£650,000 Freehold

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The property comprises:-

Driveway leading to covered entrance with large modern front door leading to:-

HALLWAY

Expansive hall entrance offering access to all rooms and stairs leading to the first floor.

LIVING/DINING ROOM

17' 9" x 30' 4" (5.41m x 9.25m)

Dual aspect large uPVC double glazed bay windows and doors with access to front & side gardens. Wood effect laminate flooring, white large slimline wall-hung radiators and inset downlighting.

KITCHEN

17' 9" x 30' 4" (5.41m x 9.25m)

Modern handleless shaker style wall and base cabinets. Dark solid wood work surfaces, black and white wall tiles and herringbone style wooden floor covering. Composite 1.5 bowl sink with a pull out style tap, integrated microwave and double oven, countertop induction hob and external extractor hood, wall mounted boiler. u-PVC double glazed bay windows with radiator under and overlooking the paved terrace.

LAUNDRY ROOM

9' 6" x 4' 0" (2.90m x 1.22m)

OFFICE

8' 6" x 6' 3" (2.59m x 1.91m)

Wide sweeping staircase with half landing leading to:-

MASTER BEDROOM

13' 9" x 20' 7" (4.19m x 6.27m) (max)

Large king/double bedroom. En-suite with tiled walls and floors, walk in shower, WC and wash hand basin, heated towel rail. u-PVC double glazed bay window overlooking the paved patio.

BEDROOM 2

13' 8" x 11' 3" (4.17m x 3.43m) (max)

Small double/single room. Ensuite with tiled walls and floors, walk in shower, WC and wash hand basin, heated towel rail.

BEDROOM 3

13' 7" x 14' 8" (4.14m x 4.47m)

Double bedroom.

FAMILY BATHROOM

His & her vanity unit basin with mixer taps, single ended jacuzzi bathtub and a separate shower cubicle. Tiled walls and floors and heated towel rail.

BEDROOM 4

13' 8" x 11' 1" (4.17m x 3.38m)

Double bedroom.

Off the Hall stairs leading down to:-

GAMES ROOM

13' 8" x 11' 1" (4.17m x 3.38m)

LED downlights and wood effect laminate flooring.

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40 Teignmouth Road is shaded in pink.

STORAGE ROOM

11' 6" x 9' 5" (3.51m x 2.87m)

LED downlights and wood effect laminate flooring.

OUTSIDE

Private lawned garden and wrap around paved patio.
Parking for 3+ with EV charging point.

GENERAL INFORMATION

TENURE

Freehold. The property is currently tenanted on an AST at a rent of £2,400 per month. However, the property will be made available with vacant possession if required.

SERVICES

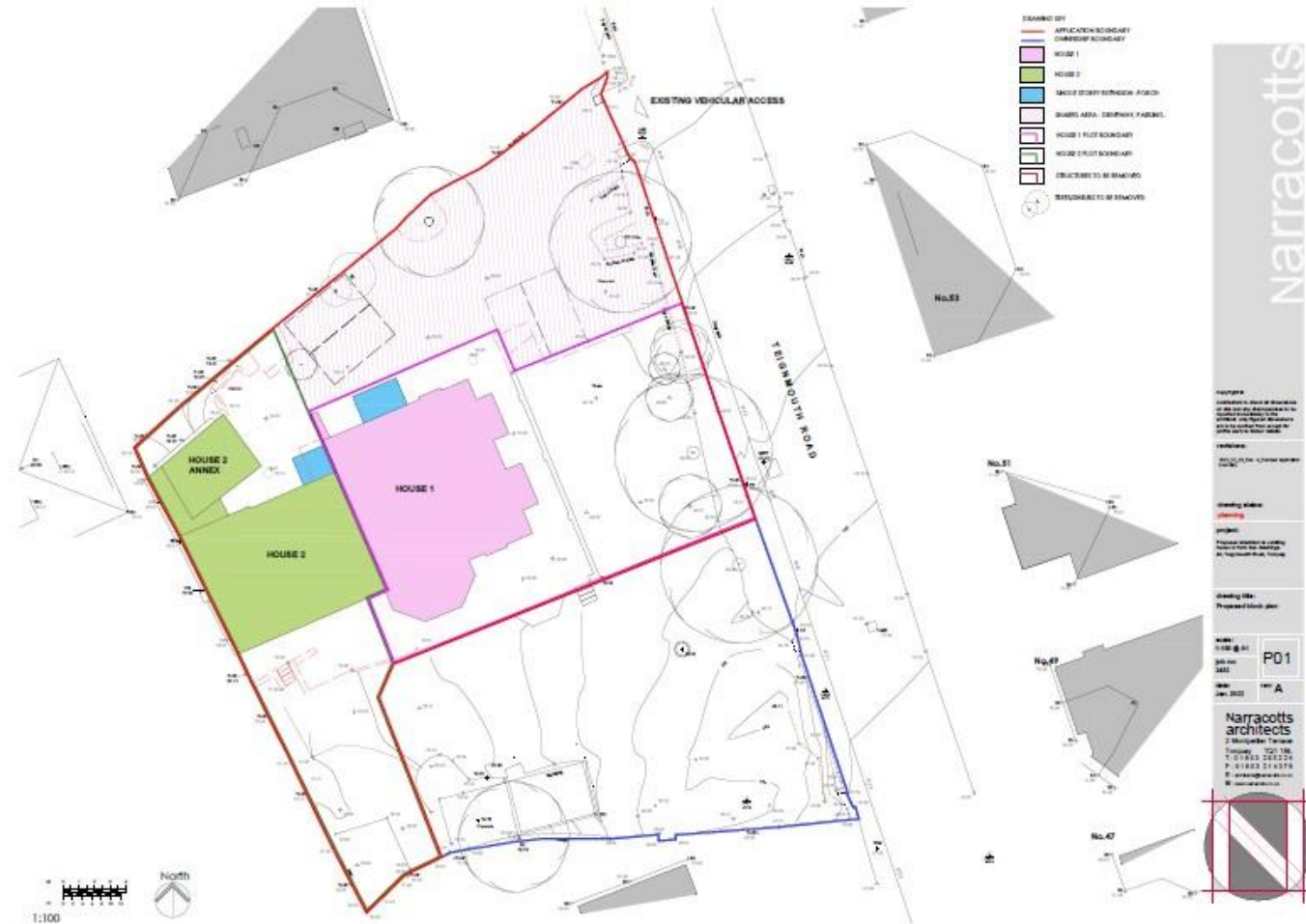
The property is connected to all mains services. The property was recently rewired and replumbed throughout and fitted with a modern gas central heating system.

COUNCIL TAX BAND G

EPC RATING C

VIEWING

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



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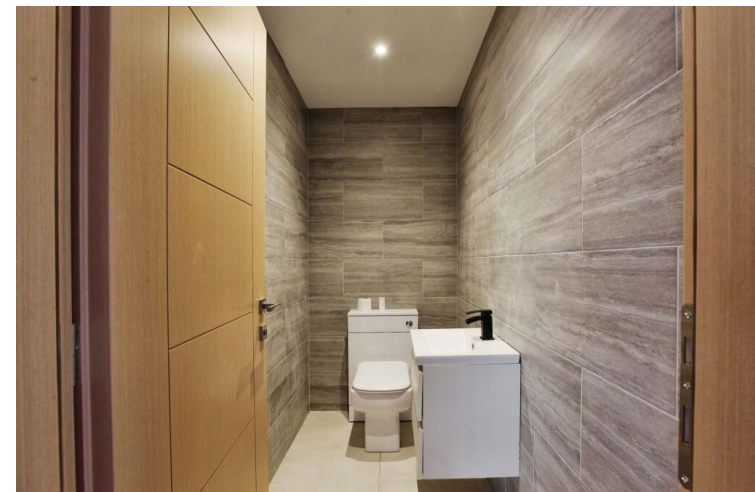
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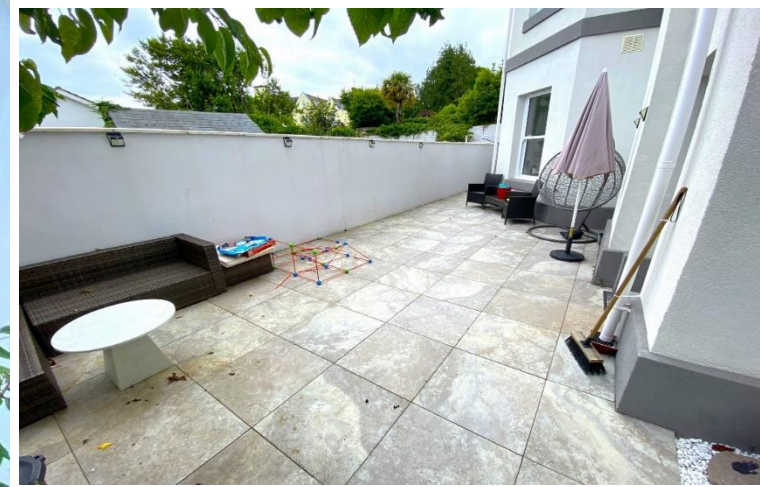
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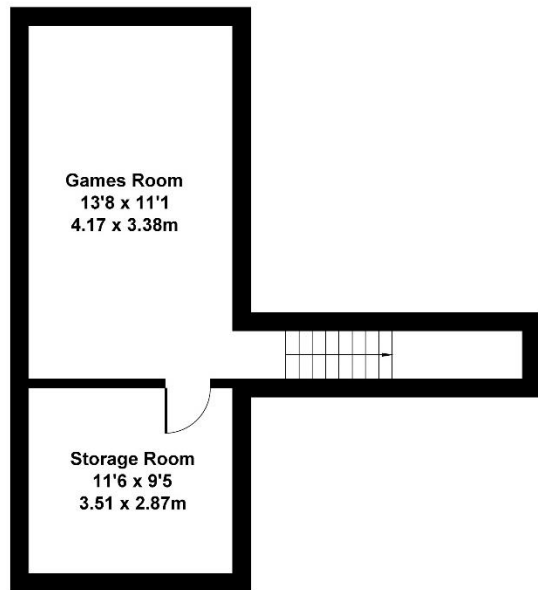




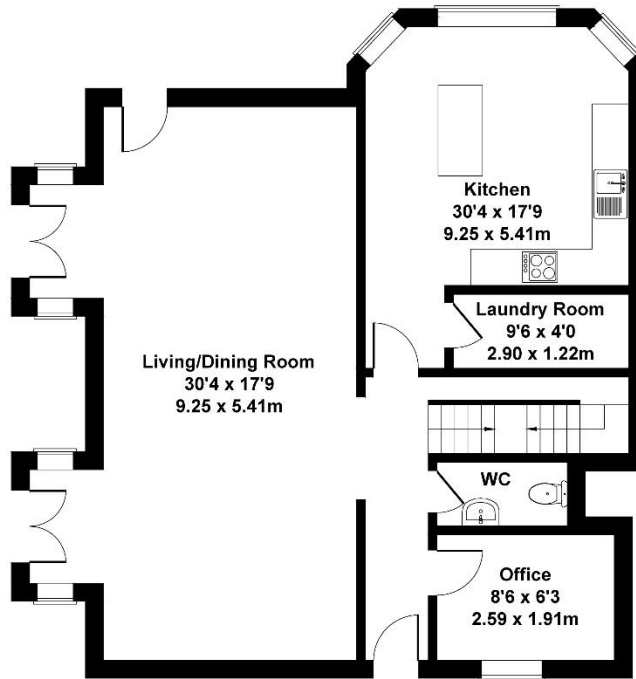
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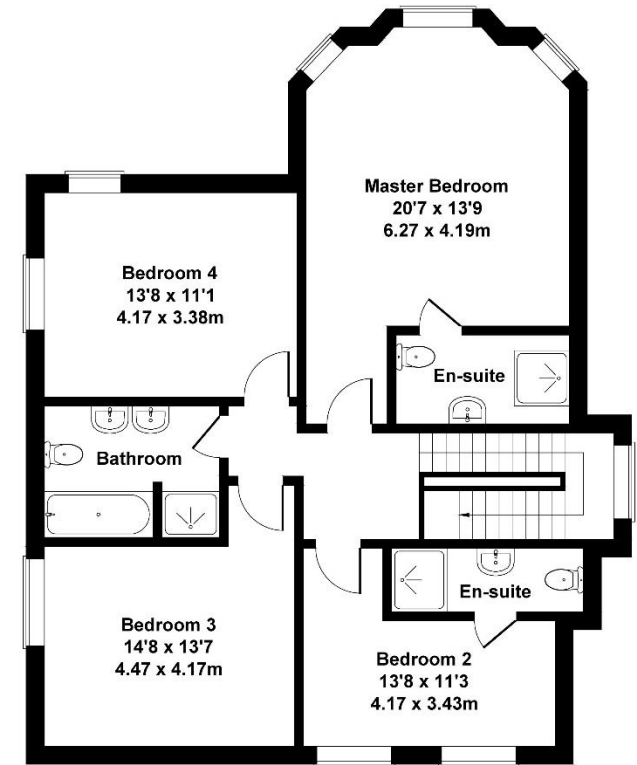
Approximate Gross Internal Area
2303 sq ft - 214 sq m



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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