



40A Teignmouth Road

Torquay, Devon, TQ1 4EQ



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**Home & Income Premises, Multigenerational Family Home
Superb Newly Renovated 4 Bed House with 1 Bed Annex
Central Location Close to Local Schools, Shops & Main Roads
Driveway Parking for 2 Vehicles, EV Charging Point
South Facing Lawned Garden & Large Paved Courtyard**

DESCRIPTION

40A 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 4 bedroom period property, which has been beautifully renovated, benefits from an attached fully self contained annex providing 1 bedroom accommodation. During the renovations both properties were rewired and replumbed throughout, new double glazed windows fitted and a modern heating system.

The properties are accessed via a shared driveway which provides parking for 2 and an EV charging point and private gated courtyard.

Ref No: 4975

£580,000 Freehold

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The accommodation comprises:-

MAIN HOUSE

Modern entrance leading to the internal hallway offering access to all rooms and stairs leading to the first floor.

LIVING ROOM

18' 7" x 12' 0" (5.66m x 3.66m)

Laminate flooring throughout, double glazed uPVC windows and doors providing access to the rear south facing garden. Step up to:-

OPEN PLAN KITCHEN/DINING ROOM

14' 1" x 23' 7" (4.29m x 7.19m) (max)

Modern shaker style wall and base units, tiled flooring & splashback and wooden worktop. Integrated appliances include microwave and double oven, countertop induction hob, external extractor hood and dishwasher. Access to the boiler. Double glazed uPVC windows and doors providing access to the garden.

UNDER STAIR STORAGE

With plumbing for washing machine.

GROUND FLOOR CLOAKROOM

With WC, wash hand basin and heated towel rail.

Carpeted staircase leading to:-

MASTER BEDROOM

15' 4" x 11' 6" (4.67m x 3.51m)

With laminate flooring. Rear aspect overlooking the garden. **EN-SUITE** with tiled walls and floors, walk in shower, WC and wash hand basin and heated towel rail.

BEDROOM 2

14' 1" x 8' 6" (4.29m x 2.59m)

With laminate flooring. Rear aspect overlooking the garden.

BEDROOM 3

14' 7" x 8' 9" (4.45m x 2.67m)

With laminate flooring. Front aspect overlooking paved courtyard.

FAMILY BATHROOM

Modern 4 piece suite consisting of; single ended bath with tiled surround and waterfall tap, WC with wood effect concealed cistern unit, LED wall mounted mirror, wood effect basin vanity unit with waterfall tap, enclosed corner shower unit.

BEDROOM 4

8' 7" x 10' 8" (2.62m x 3.25m)

With laminate flooring. Front aspect overlooking the courtyard with access to the balcony with stylish glass railing.

OUTSIDE

Gated courtyard over two levels to the front. Lawned south facing garden to the rear.

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THE ANNEXE

Modern entrance from the gated courtyard leading to the internal hallway.

KITCHEN/LIVING AREA

16' 4" x 10' 3" (4.98m x 3.12m)

Open plan kitchen/living space. Modern shaker style wall and base units with wooden worktop. Integrated hob, oven, extraction hood and microwave. Tiled flooring throughout with tiled splashback. Double glazed uPVC doors leading to the courtyard.

STORAGE/UTILITY ROOM

Carpeted staircase leading to:-

BEDROOM

16' 10" x 10' 6" (5.13m x 3.20m)

Window overlooking the Courtyard, laminate flooring. **EN-SUITE** with tiled walls and floors, walk in shower, WC and wash hand basin and heated towel rail. Access to storage area with boiler.

OUTSIDE

Large, paved courtyard over 2 levels with stylish glass railing.

GENERAL INFORMATION

TENURE

Freehold.

SERVICES

The properties are connected to all mains services. The properties were recently rewired and replumbed throughout and fitted with a modern gas central heating system.

COUNCIL TAX BAND G

EPC RATINGS

40a Teignmouth Road - C.

The Annexe - D.

VIEWING

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

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THE ANNEXE





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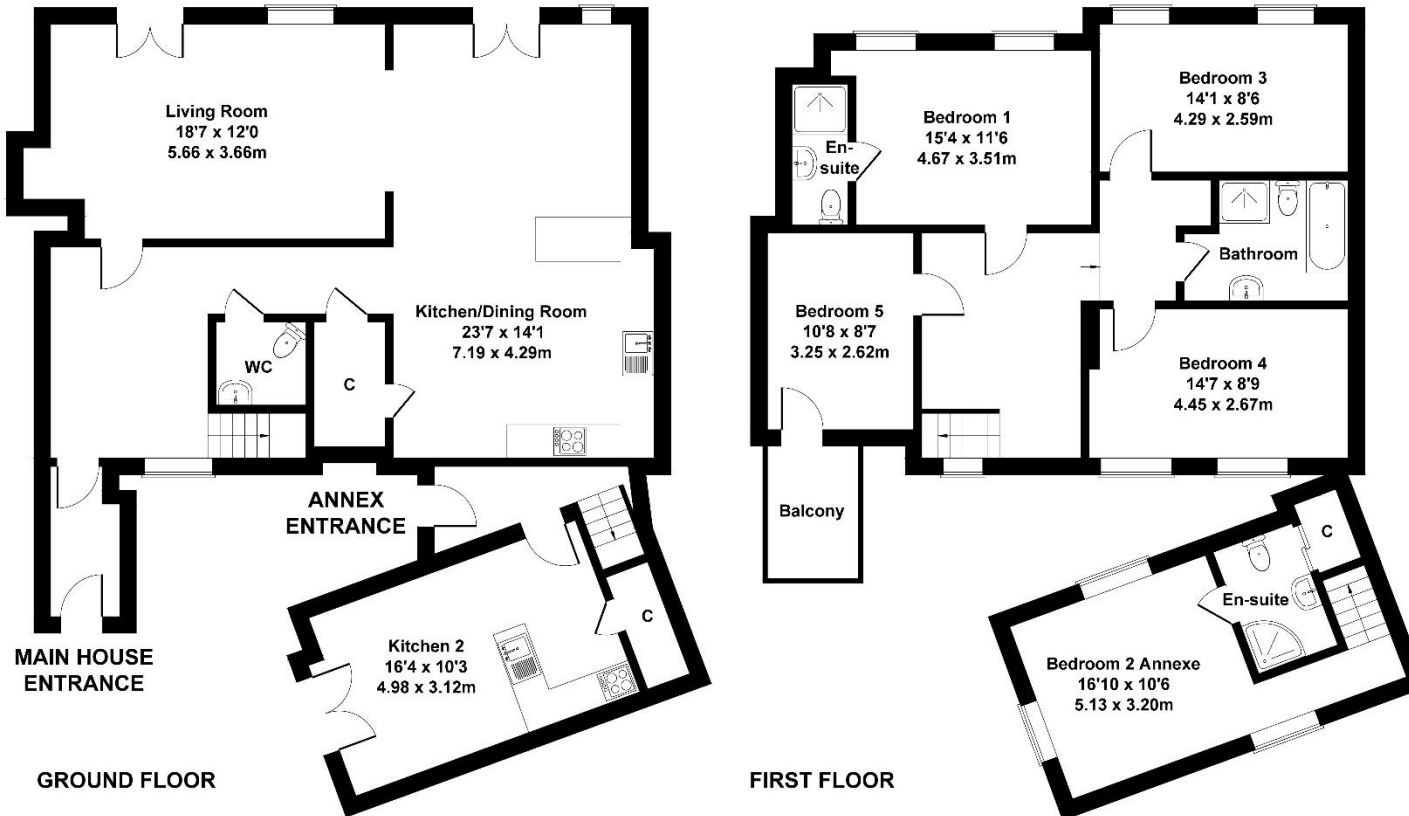
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Approximate Gross Internal Area
2228 sq ft - 207 sq m

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

www.bettesworths.co.uk
29/30 Fleet Street
Torquay
Devon
TQ1 1BB



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