



A three to four bedroom semi-detached house set over three storeys requiring modernisation, with generous sized gardens to the side and rear.

LOCATION

Teignmouth is located on the South Devon coastline, between Shaldon and Dawlish. The popular town features a long stretch of promenade with amusement pier and a level beach, a golf course and an array of shops, restaurants and bars. Bus routes and links by rail to London Paddington and Devon cities.

DESCRIPTION

A three/four bedroom property which will vastly benefit from an improvement programme and will most likely appeal to investors. Set on a corner plot is this semi-detached three storey house with views over the surrounding town of Teignmouth, the property also benefits from a garage and parking.

ACCOMMODATION

Ground Floor Split level entrance with a bathroom to the right and half stairs to the first and lower floors.

Lower **Ground Floor** Lounge diner, kitchen and side porch. Stairs lead from the lounge area to the basement floor. **BASEMENT** Bedroom four or garden room with en-suite facilities. Utility room with access to the garden.

First Floor Three bedrooms (one contains an en-suite washroom).

Outside To the side and rear of the property are generous sized gardens. Please refer to the land registry document within the legal pack for the boundaries due to parts of the garden being covered with a blanket of plants and trees. Notes: The Pro Map shown is for approximate identification purposes only and is not to scale. Crown Copyright Reserved. To enquire about the potential for planning on the garden, please make and rely on your own enquires to Teignbridge Council Planning on 01626 361101.

EPC

Energy Efficiency Rating - TBC

AUCTION VALUER

Lucy Fuller

VIEWING

Strictly by appointment with Fulfords Teignmouth 01626 770077. General enquiries Countrywide Property Auctions 01395 275691. The legal pack for this property will be available to download from our website www.countrywidepropertyauctions.co.uk

