





20 Triumph Place, Teignmouth

£375,000 Freehold

Three Double Bedrooms • Popular East Teignmouth Location • Larger than Average Garden with Summerhouse • Garage and Parking for 2 cars with additional shared space. • En-Suite • Kitchen/Diner • Spectacular Estuary and Sea Views • Sunny Balcony • Recreational Meadow for Residents Use • EPC - C

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TOTAL FLOOR AREA : 109.4 sq.m. (1177 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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A modern and well presented three storey end of three house in a sought after residential area of East Teignmouth with three double bedrooms and far reaching estuary and sea views. Benefitting from a garage, parking for 3 cars and larger than average garden with summerhouse/bar with electric.
Stepping into the bright hallway, the stairs rise to the first floor and doors lead to two good sized storage cupboards (one currently housing the tumble dryer) and a double bedroom. The bedroom has a window to the front aspect and a door to an en-suite comprising a double shower enclosure, low level WC, pedestal wash hand basin, heated towel rail and extractor fan.

Ascending the stairs to the first floor landing there are doors leading to the lounge and kitchen/diner and stairs to the second floor. The lounge is a fabulous light room with a window and door leading out to the balcony with spectacular views across the estuary and out to sea. The kitchen/diner has doors leading out to the rear garden and is fitted with a range of wall and base mounted units, inset stainless steel sink, gas hob with extractor hood over, eye level double oven, fridge/freezer and dishwasher.
The second floor landing has doors leading off to the bedrooms and family bathroom. The main bedroom has a Juliet balcony with stunning views over Teignmouth and the estuary and a fitted wardrobe. There is also plumbing in place should an additional en-suite be required. A further bedroom to the rear aspect has the loft access hatch. The family bathroom comprises a panelled bath with shower and screen, pedestal wash hand basin, low level WC and heated towel rail.

To the front of the property there is a lawned area with a path leading to the front door and driveway providing off road parking leading to a single garage. With a further garden area and path to rear garden.
To the rear of the property there is an above average sized garden with side access to the garage. It is mainly laid to lawn and is enclosed with a wooden fence. There is a summerhouse/bar with electric.







Council Tax - Band D- £2710.19 per annum.
Services - Mains water, gas and electric.

Broadband - Ultrafast 1000Mbps (according to OFCOM)

Note - There is a management fee for the upkeep of the communal areas and park of £408 per annum.







MEASUREMENTS:

Lounge 4.50m x 4.63m (13'10" x 15'02")

Balcony 4.50m x 1.50m (14'09" x 4'11")

Kitchen/Diner 4.20m x 3.70m (13'09" x 12'02")

Bedroom 3.84m x 2.27m (12'07" x 7'05")

Bedroom 4.21m x 3.48m (13'10" x 11'05")

Bedroom 4.20m x 2.91m (13'09" x 9'07").







Anti-Money Laundering Regulations: Chamberlains is supervised by HMRC for compliance with the Anti-Money Laundering Regulations. All buyers will be required to complete digital identification checks at a cost of £36 including VAT per person. Proof of funds will also be required from the buyers once an offer has been received.





