



- CHARMING NEAR WATERSIDE COTTAGE
- CLOSE TO THE RIVER BEACH AND LOCAL AMENITIES
- RIVER VIEWS FROM THE UPPER ELEVATION
- NO ONWARD CHAIN
- LOUNGE, GALLEY STYLE KITCHEN
- TWO BEDROOMS, SHOWER ROOM
- ENCLOSED COURTYARD STYLE GARDEN
- RAISED SUN DECK

Foresters Terrace, Teignmouth, TQ14 8BP

Guide Price £325,000

A rare opportunity to acquire a near waterside fisherman's cottage with views into the river Teign estuary from the upper elevations. The charming character cottage is just a few steps away from Teignmouth's river beach. Accommodation briefly comprising; lounge, kitchen, two bedrooms, shower room, enclosed courtyard, raised sun deck. Views in to the Teign estuary taking in Salty, Shaldon bridge and inland toward Dartmoor. Having been an established and successful holiday let. Now offered for sale with **NO ONWARD CHAIN**. Well positioned, with level access to all local amenities.



Property Description

Obscure double glazed entrance door into...

ENTRANCE VESTIBULE

Parquet flooring, obscure multi-paned window. Door leading to the...

RECEPTION ROOM

uPVC double glazed window to front aspect, recessed fireplace with wooden surround and stone hearth, stairs rising to upper floor. Door to...

INNER HALLWAY

Parquet flooring. Door to airing cupboard with factory lagged hot water cylinder and slatted shelving. Door through to...

GALLEY STYLE KITCHEN

Range of cathedral style cupboard and drawer base units under laminate rolled edge work surfaces incorporating a single drainer stainless steel sink unit with mixer tap over, tiled splash backs, corresponding eye level units with corner display shelving, integrated electric oven and hob with extractor hood over, under counter appliance spaces, skylight, double glazed sliding patio door with access to the rear courtyard. Wall mounted heated towel rail.

GROUND FLOOR SHOWER ROOM

Tiled shower enclosure with glazed door/screen, fitted shower, WC with concealed plumbing, wash hand basin set into vanity unit, heated towel rail, uPVC obscure double glazed window.

Stairs rising to the...

FIRST FLOOR LANDING

Hatch and access to loft space. Door to...

BEDROOM

uPVC double glazed square bay window with superb views across Teignmouth's river beach to the river Teign estuary





taking in the Salty, Shaldon bridge and inland along the Teign towards Dartmoor. Door to built in wardrobe with hanging rail and fitted shelving.

BEDROOM

uPVC double glazed window to rear aspect overlooking the sun terrace, double doors to built in wardrobe with hanging rail and fitted shelving. Wall hung electric heater.

OUTSIDE

The property is accessed directly from Foresters Terrace. To the rear, via the kitchen, is an enclosed courtyard garden with steps up to a decked sun terrace enjoying views into the river Teign estuary, Shaldon and open farmland beyond.

MATERIAL INFORMATION - Subject to legal verification

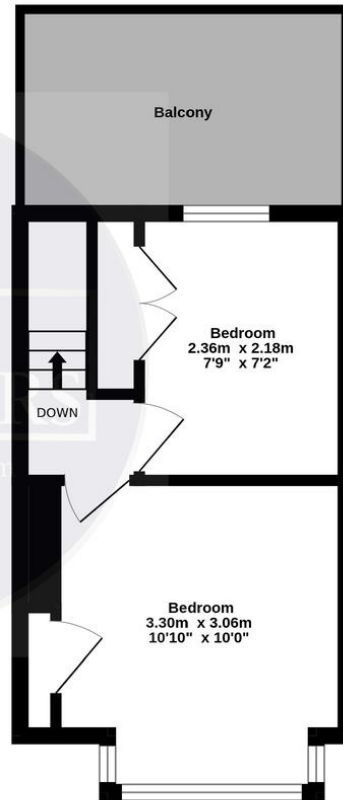
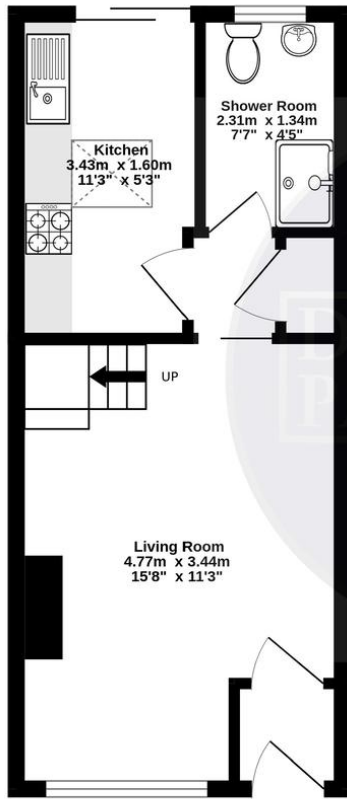
Freehold

Council Tax Band - Currently not registered



Ground Floor
27.8 sq.m. (299 sq.ft.) approx.

1st Floor
19.9 sq.m. (214 sq.ft.) approx.



TOTAL FLOOR AREA : 47.7 sq.m. (513 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	35	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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