



A five bedroom, family home with spacious and versatile accommodation, situated a short walk away from amenities.

22 Northumberland Place | Teignmouth | TQ14 8BZ





PROPERTY TYPE

Mid terrace property



SIZE

1,967 sq ft



LOCATION

Town



AGE

Georgian (1714 - 1830)



BEDROOMS

5



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Gas central heating



PARKING

Permit parking



OUTSIDE SPACE

Rear garden & conservatory



EPC RATING

49



COUNCIL TAX BAND

C



in a nutshell...

- No onward chain
- Accommodation over four floors
- High ceilings
- Galley style kitchen
- Living room with a feature fireplace
- Separate breakfast/dining room
- Downstairs cloakroom
- Conservatory
- Close to amenities





the details...

A five-bedroom family home with a conservatory and garden, a level stroll from the shops, eateries and the beach in the seaside town of Teignmouth. This characterful Georgian property is arranged over four floors, with period features throughout such as high ceilings with decorative coving, picture rails, bare floorboards, sash windows and feature fireplaces.

The front door opens into a spacious hallway with black painted floorboards, a staircase to the first floor and a storage cupboard beneath. The living room has a large bay window providing plenty of light, panelled walls to dado height, stripped floorboards and a feature fireplace, with a tiled surround, and feels warm and welcoming. There is a spacious dining/breakfast room, with plenty of room for six or eight around a table, perfect for a dinner party or family celebration, and there is plenty of built-in cupboard space. A convenient ground-floor cloakroom has a WC and basin, with a second door into a sunny rear lobby with a glazed roof, white-washed walls and doors to the garden and kitchen. The kitchen is in a galley style, with plenty of worktops and cupboard space, and a fan-oven sits beneath a gas hob. French doors open into a timber conservatory, with views of the garden.

On the first floor, is the master bedroom, a spacious double, filled with light from a large bay window, with a feature fireplace and plenty of storage built into the chimney breast recesses. There is a further carpeted double bedroom, a shower room with a double shower, WC and basin, a bathroom with a shower above the bath, and a separate WC on the half-landing.

The second floor offers two further bedrooms, a large double with a sash window, built-in storage and a feature fireplace, and a good single with a sash window and built-in wardrobe.

A staircase spirals up to the top floor, where there is a light and airy double, with a white-washed stone feature wall, vaulted ceiling, with three Velux windows flooding the room with light, and providing views over rooftops to Shaldon, and storage in the eaves.

Outside, there is a walled garden, with a lawn bordered by rock-edged beds of plants and shrubs. A gate at the rear leads onto a gravel path to a neighbouring street. An area of hardstanding is great for a family barbecue, and an outside tap makes watering a simple task.

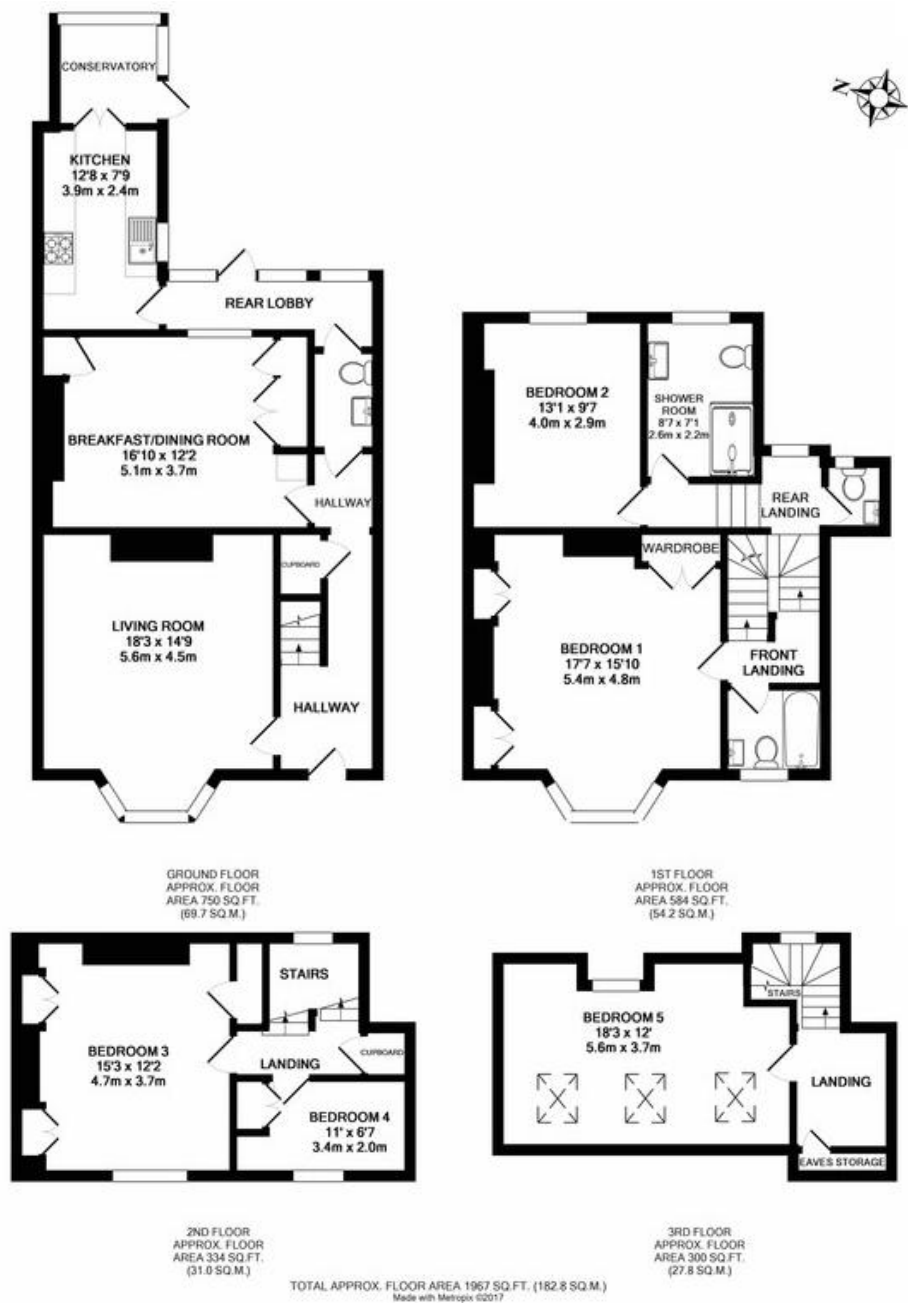


what the owner loves most...

"The character and feel of the property, and the proximity to the beach".



the floorplan...



Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY. All measurements and sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. © Unauthorised reproduction prohibited.



bear in mind...

Although the property does not come with parking, resident permits are available.



the location...

Teignmouth has a great deal to offer, not least its superb sandy beach, award winning children's play area and the nearby golf courses. Water sport activities are well catered with two sailing clubs, deep water moorings and a diving school. This picturesque town has a Victorian Pier and new theatre and a wide selection of bars and restaurants, and well-known shops and supermarkets including Waitrose and Morrisons. It also benefits from easy access to the A380, and the mainline railway station at Teignmouth and the International Airport at Exeter convenient facilities.

Shopping

Late night pint of milk: Co-op 0.1 mile

Town centre: 0.1 mile

Supermarket: Waitrose 0.3 mile

Relaxing

Beach: Teignmouth 0.3 mile

Park: 0.3 mile

Dog walk & cycle route: Eastcliff Park 0.6 mile

Travel

Bus stop: Den Road 0.2 mile

Train station: Teignmouth 0.3 mile

Main travel link: A380 4.6 miles

Airport: Exeter 19.1 miles

Schools

Our Lady & St Patrick's Primary School: 1.2 miles

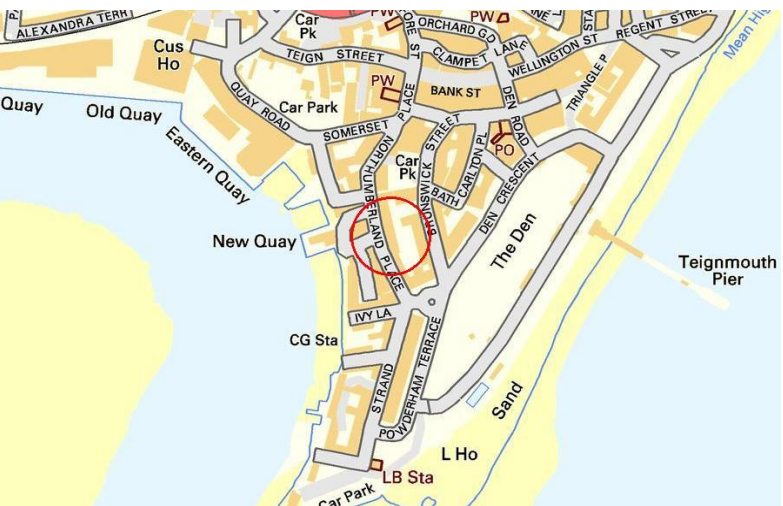
Teignmouth Community School: 0.5 mile

Please check Google maps for exact distances and travel times.

Property postcode: **TQ14 8BZ**

how to get there...

From our Teignmouth office, follow the road out of town (Orchard Gardens). At the roundabout, take the first exit onto Exeter Road. Turn left onto Quay Road and continue on this road which leads onto Somerset Place. Turn right onto Northumberland Place where you will find the property on the left.





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