





3a Brunswick Street, Teignmouth

£285,000 Leasehold

Well Presented Maisonette • Two Bedrooms • Modern Kitchen • Family Bathroom • Dining Room • Living Room with Character Features • Courtyard Garden with Storage Area • NO ONWARD CHAIN • Town Centre Location • EPC - D

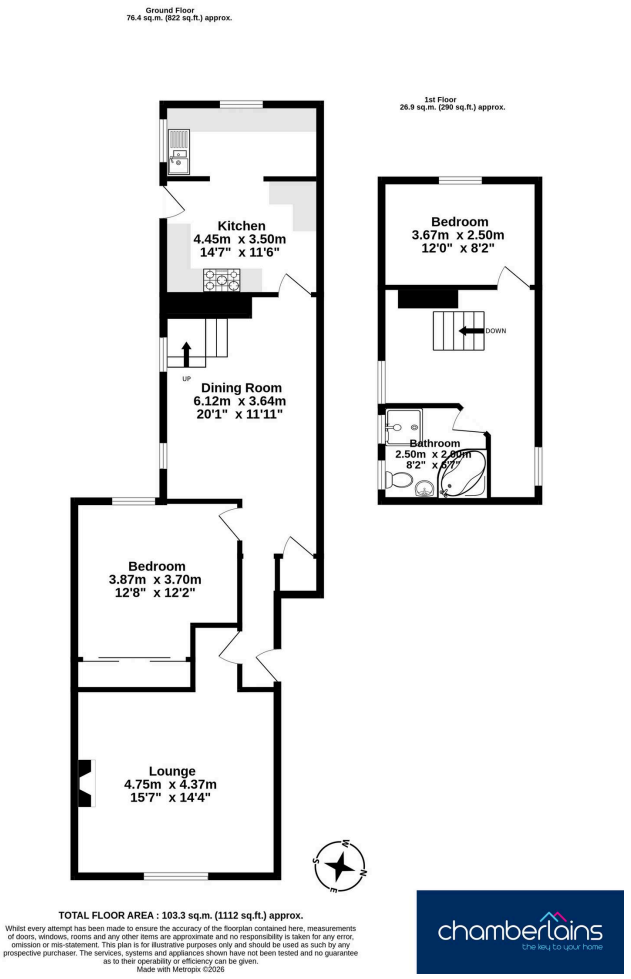
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chamberlains
the key to your home



A spacious and well presented two bedroom maisonette near the sea front with its own courtyard garden. The property is offered with NO ONWARD CHAIN and is a stones throw from the beach and a level stroll to the bustling town centre, transport links, shops, cafes and other amenities.

Upon entering the property, the entrance hall leads to the living room, main bedroom, kitchen and dining room which has stairs ascending to the first floor. The lounge is a particularly spacious room with windows overlooking the front aspect of the property as well as featuring intricate ceiling cornice work and a feature fireplace. The dining room has plenty of space for a table and chairs, an understairs storage cupboard, windows overlooking the rear courtyard, doorway to the kitchen and stairs leading to the first floor. The kitchen has been fitted to a high standard and comprises “Belling” range oven with 6 ring gas hob and extractor over, wall and base mounted units, ceramic sink and drainer, integrated dishwasher, plumbing for a washing machine, space for a fridge/freezer and a window overlooking the rear aspect. There is also a door from the kitchen leading to the rear courtyard and a kitchen cupboard housing the boiler.

The master bedroom is a bright and spacious room with large built in wardrobes and a window overlooking the rear aspect of the property.

Ascending the stairs to the first floor, the spacious landing has doors leading to the second bedroom and family bathroom, with the landing currently being used as an office space but which has been previously used as a third bedroom. The second bedroom is a good size room with a window overlooking the rear aspect. The family bathroom, which is a fully tiled, comprises corner bath with shower attachment, WC, wash hand basin with mirror over, shower cubicle and two obscured windows.

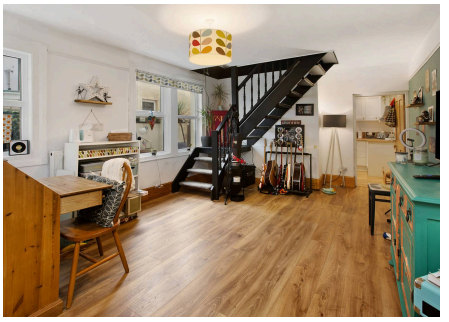
Teignmouth is one of South Devon’s most popular coastal towns, offering a unique mix of seaside lifestyle, strong transport connections and vibrant community life.

There is buyer demand from locals who want to build their lives in the area, upsizing or downsizing, as well as retirees, lifestyle movers, second home buyers and families relocating for coastal living and quality of life.

There is gas central heating and uPVC double glazing.

Rear courtyard garden accessed via a doorway from the kitchen or the side alleyway and through a garden gate. There is a patio area perfect for seating and a small storage area at the rear.







Tenure: Leasehold (Owning the freehold of the building) - 999 Year Lease

Service Charge - £100 per month

Council Tax Band ***"B" - £2,107.93 per annum***

Mains Services: Electric, Gas and Water all connected.

Broadband Speed - Ultrafast 1000 Mbps (According to OFCOM)







MEASUREMENTS:

Lounge 15'7" x 14'4" (4.75m x 4.37m)

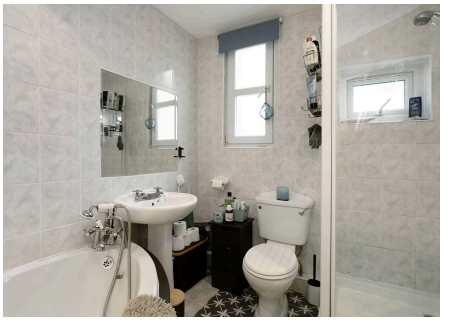
Bedroom 12'8" x 12'2" (3.87m x 3.70m)

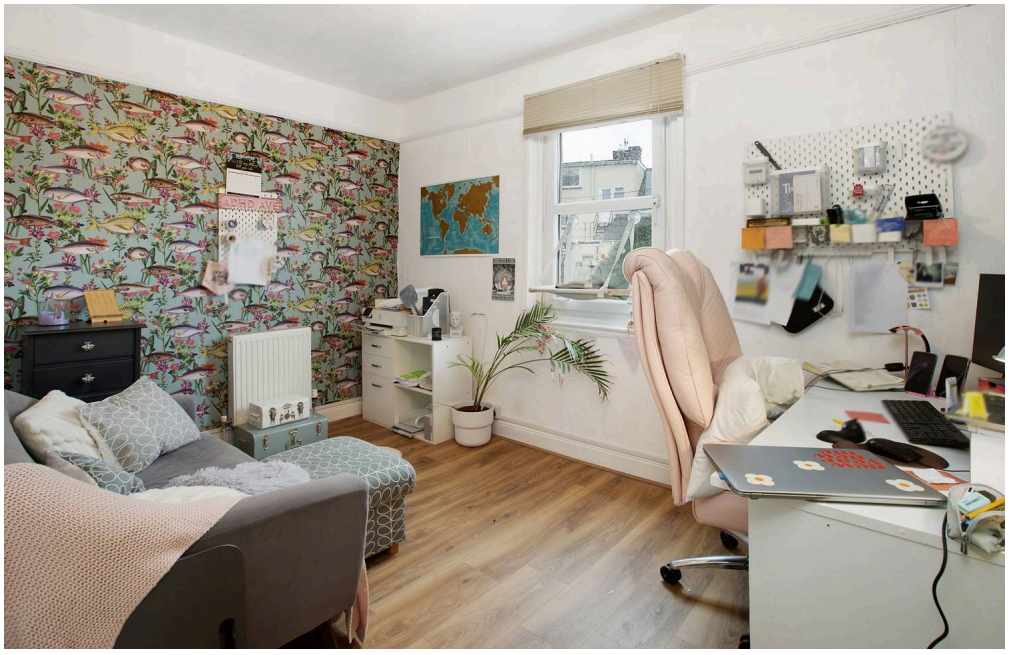
Dining Room 20'1" x 11'11" (6.12m x 3.64m)

Kitchen 14'7" x 11'6" (4.45m x 3.50m)

Bedroom 12'0" x 8'2" (3.67m x 2.50m)







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.



