



**3 TEIGN STREET**  
TEIGNMOUTH, DEVON TQ14 8EA

**JACKSON-STOPS**

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A UNIQUE OPPORTUNITY TO PURCHASE A FREEHOLD INVESTMENT PROPERTY IN THE CENTRE OF THE SEASIDE RESORT OF TEIGNMOUTH



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**DISTANCES (approximate)**

EXETER 14 MILES

BEACH 200 METERS

TEIGNMOUTH TRAIN STATION 200 METERS

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**SUMMARY**

- Significant income potential
- Two separate apartments with holiday let potential
- A commercial property currently used as a successful restaurant
- Recently refurbished to a high standard
- Central location
- Gardens and Roof Terrace
- Offered to the market with no onward chain and vacant possession





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## SITUATION

Set in a quaint character street offering fantastic access to the town centre, seafront and beaches, Teignmouth is a wonderful and historic Victorian seaside resort and bustling port on the South Devon coast. By the 1800s it was becoming fashionable for visitors, and continues to be a popular tourist destination which also includes a working harbour and promenade, pier and sandy beaches, excellent for sailing and generally messing about on the water.

The town caters well for day-to-day needs with a comprehensive range of facilities including a supermarket, specialist local shops and community hospital. There is excellent schooling for all ages, both in the state and private sectors as well as a mainline rail service to London Paddington, and a 18-hole golf course just 2.5 miles distant and the Dartmoor National Park is approximately 12 miles away.

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## DESCRIPTION

A superb opportunity to acquire a town centre investment property offering a substantial income opportunity being a freehold four storey property consisting of a large three bedroom maisonette, with further two bed apartment, as well as a retail unit currently run as a successful restaurant with outside space, all set in a quaint character street offering fantastic access to the town centre, seafront and beaches.

This wonderful grade II listed building dates from the early nineteenth century, it has recently under gone a comprehensive and thorough refurbishment programme with impressive well-appointed modern accommodation. It would suit those wishing to run a business and provide accommodation for staff or simply an investor looking to generate a healthy return on their investment.



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## GARDEN & GROUNDS

To the rear at ground floor level is a good sized garden. More could be made of this feature if desired, there is also a roof terrace to first floor level privately accessed from the first floor apartment.



## SERVICES

Water. Electricity. Gas.

## LOCAL AUTHORITY

Teignbridge District Council, Forde House,  
Brunel Road, Newton Abbot. TQ12 4XX.  
Tel. 01626 361 101.

## FIXTURES AND FITTINGS

Only those mentioned in these sales particulars are included in the sale. All others such as curtains, carpets, light fittings, garden ornaments etc. are specifically excluded but may be available by separate negotiation.

## VIEWING

Strictly by appointment with Jackson-Stops.  
Tel: 01392 214 222. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property.

**For sale by private treaty with vacant possession upon completion.**

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Approximate Gross Internal Area = 289.0 sq m / 3111 sq ft  
(Excluding Communal Stairs)



**Important Notice:** 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

EXETER

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