



## Woodland Avenue, Teignmouth, TQ14 8UU

Guide Price £575,000

An attractive detached 1930's-built property set on the seaward side of desirable Woodland Avenue with good sea views. Entrance hall, cloakroom, sitting room with log burner, dining room, kitchen opening to balcony, four bedrooms, luxury shower room, further shower room and utility. Lovely gardens. Garage.

- AN ATTRACTIVE DETACHED 1930'S-BUILT PROPERTY
- EXCELLENT POSITION IN SOUGHT-AFTER WOODLAND AVENUE
- OUTSTANDING SEA VIEWS
- ENTRANCE HALL AND CLOAKROOM
- SITTING ROOM WITH LOG BURNER AND SEPERATE DINING ROOM
- MODERN KITCHEN OPENING TO BALCONY
- FOUR BEDROOMS AND LUXURY SHOWER ROOM
- UTILITY AND SECOND SHOWER ROOM
- LOVELY MATURE LARGE GARDENS AND ATTACHED GARAGE



## Property Description

### LOCATION

Woodland Avenue is a sought after coastal avenue of prestigious properties, being set just over a mile from Teignmouth's town centre and promenade. One can take a pleasant walk towards the town and promenade through nearby Cliff Walk and Mules Park, or access the beach at Holcombe via Smugglers Lane. There is also a bus stop on nearby Dawlish Road and the Woodland Avenue residents can access private steps providing a right of access to the sea wall and Holcombe beach.

Teignmouth is positioned on the lovely South Devon coastline, approximately 13 miles from the cathedral city and county town of Exeter. There is a fine promenade with sandy beaches, including a classic crescent of imposing Georgian buildings. There are boating opportunities on the estuary and the "back beach" has a selection of pubs and restaurants in a superb marine setting. The town has a wide variety of independent shops and cafes, along with several excellent public houses. There is a supermarket on the west side of the town, along with a recently opened theatre and bowling club close to the sea front. Teignmouth has several primary schools, along with a well-regarded secondary school/Community College, and Trinity School, being a private school offering both primary and secondary education. There is a mainline railway station offering a direct link to London Paddington. The junction to the A380 via the B3192 is just under 5-miles away, which can be used to access the A38 and the M5, offering an easy commute to Exeter and beyond.

### DESCRIPTION

Understood to have been built in the early 1930's, 11 Woodland Avenue is an attractive, detached period-style property which enjoys truly fantastic sea views from the back elevation. The attractive accommodation is arranged over three levels. At entrance level there is a welcoming reception hall with exposed floorboards, which extend through much of the ground floor. There is a cloakroom/WC, and the sitting room is a truly fantastic space with exposed floorboards, a high-panelled ceiling and a walk-in bay window taking full





advantage of the fantastic sea views. There is also a large modern log burner in this space. There is a separate dining room, also with a bay window and a feature fireplace which opens to the modern fitted kitchen, with granite work surfaces and some integrated appliances. The kitchen also opens to a balcony which enjoys good views too. At first floor level there are three good sized bedrooms and a luxury shower room with a high tech shower unit and Carrera marble tiling to the floor and walls. The first floor accommodation is arranged as three bedrooms and a shower room. Additionally there is a lower ground floor bedroom, shower room and utility, with access to a large cellar/undercroft. The property benefits from a good-sized plot, with the front to rear boundary approaching 200ft in length. To the front of the property there is an attractive landscaped garden and an attached single garage. To the rear, there is a beautiful garden, being very well-proportioned and gently sloping away from the rear of the house with lawns and various mature shrubs, fruit trees and flowering plants etc. There are various paved seating areas, a greenhouse and a further paved area at the end of the plot.

From the entrance area, a panel and part glazed entrance door with coach light above opens to the...

#### ENTRANCE HALL

An attractive and welcoming space, having exposed floorboards and a turning staircase with a balustrade and a feature carved ornate newel post rises to the first floor. Under stairs cupboard, double radiator and feature original panel doors to the principal ground floor rooms. Under stairs recess with coat hooks and shelved cupboard.

#### CLOAKROOM WC

With a uPVC double glazed window, having some outlook over the surrounding area and glimpses towards the sea. There is a two-piece suite, comprising a vanity unit with wash hand basin, having a tiled surround and drawers below and a large mirrored medicine cabinet over. WC and radiator.

### SITTING ROOM

A lovely dual aspect room with a high-panelled ceiling and a large, walk-in uPVC double glazed bay window with truly breath-taking views across the surrounding area over the sweeping back garden, nearby woodland and out to sea. Double radiator, exposed floorboards and a side facing uPVC double glazed window also has good views towards the sea. Additionally there is a fantastic, modern free-standing log burning stove set on a raised slate hearth. Picture rail.

### DINING ROOM

Another appealing room and a good entertaining space, with a front facing uPVC double glazed, leaded light bay window and a high panelled ceiling. Exposed floorboards and a feature fireplace with original oak surround and mantle over, a tiled inset and hearth. Double radiator and picture rail.

### KITCHEN

Fitted with a good range of bespoke-style units with attractive cupboard door and drawer fronts and extensive areas of polished granite work surface with an under-mounted, one and a quarter bowl sink unit with mixer set over. Built-in five-ring Neff gas hob with chimney style filter over, built-in Neff double oven and a built in dishwasher. Front facing uPVC double glazed window overlooking the front garden and an opaque glazed side door opens to the outside at the side of the property. There is a matching dresser-style built-in recessed unit and uPVC double glazed French doors open to a decked BALCONY, with a cast iron balustrade and providing a lovely spot to contemplate the surroundings and good sea views.

### FIRST FLOOR LANDING

With panel doors to the principal first floor rooms, a feature balustrade above the stairwell and a carved ornate newel post. A side facing uPVC double glazed window enjoys views over the surrounding area towards the sea and the Orestone in the distance and there is hinged access to the loft space. A panel door opens to a small STORE ROOM/STUDY AREA, with half-height panelling to the walls and a side facing uPVC double glazed window also having views towards the sea and the Orestone.

### BEDROOM ONE

With a panelled ceiling and a uPVC double glazed, leaded-light window with truly spectacular views from an elevated perspective across the gardens towards woodland and out to sea with glimpses of the east Devon and Dorset coastline in the distance. Double radiator.

### BEDROOM TWO

Another good sized double bedroom with a panelled ceiling and a front facing uPVC double glazed leaded light window overlooking the front aspect. Double radiator and a feature polished cast iron fireplace to chimney breast.

### BEDROOM THREE

Another good sized room with stunning sea views, similar to that of bedroom one

### SHOWER ROOM

Beautifully appointed with high quality Carrera marble tiling to the walls and floor and a luxury three-piece suite comprising a large walk in shower area with fantastic, multi-jet and multi-controlled shower unit, a WC and a stylish unit with an area of granite surface with surface mounted wash hand basin and free standing mixer tap. Medicine cabinet and a uPVC opaque double glazed window. Ladder-style radiator/towel rail.

### LOWER GROUND FLOOR

Approached from the outside at the rear of the property, a uPVC double glazed door opens to the BEDROOM, with an original beamed ceiling and double radiator and breathtaking views across the terraced garden and out to sea. Additionally there is an EN-SUITE SHOWER ROOM, with feature ceramic tiling, and a three-piece suite comprising an electric shower, a WC and a small wall-mounted wash hand basin with medicine cabinet above as well as a radiator and a uPVC opaque double glazed window.

From here a panel door opens to a UTILITY/LAUNDRY ROOM, with a uPVC double glazed door to the outside and a unit with cupboard and drawers beneath with an area of roll-edge work surface with tiled surrounds and an inset, single drainer stainless steel sink unit. Wall-mounted Worcester boiler supplying central heating to the house.

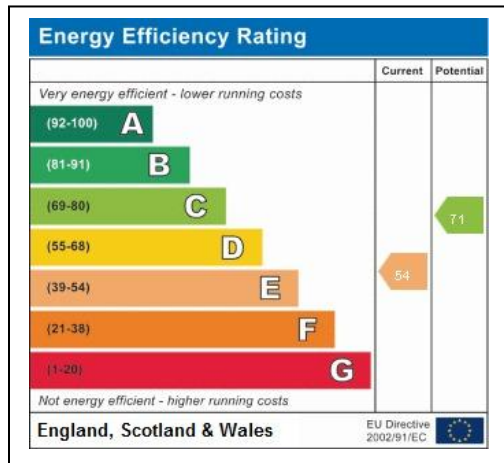
### OUTSIDE

To the front of the property, approached from Woodland Avenue there is an ATTACHED SINGLE GARAGE, with a "metal up and over" door and a small area of hard standing in front. The garage also has a multi-paned side door, a leaded light window, as well as power and light. The property has an attractive landscaped front garden being laid to areas of paving, raised herb bedding and rockery. There are borders and areas of bedding with shrubs, flowering plants and a small palm. Immediately in front of the property there is a gravel area and paved and brick steps descend to the entrance area from the gated approach. From the front garden, gated access leads to a side area, where there is an external meter cupboard and a canopy above the aforementioned side access door. From here, steps descend to a large south facing paved terrace, from where the lower ground floor rooms are approached, with this paved area also providing a lovely outside seating area and a good spot to contemplate the surroundings and sea views. From here steps descend to the main expanse of garden, which is of good size with the plot approaching 200 ft from the front boundary to the rear. Meandering paved steps descend through sweeping lawns, there are mature areas of bedding, fruit trees and palms and a useful, block-built EXTERNAL STORE. The steps descend to a middle section of garden with a feature wisteria arch and roses etc. There is also an ornamental pond with palms and gravel surrounds and, beyond this there is a fantastic seating/outside entertaining area laid to gravel and paving, with a feature stonework balustrade. Further steps descend to an area of vegetable garden, with raised vegetable planters and areas of bedding and further mature roses. From here steps descend to the lower garden, where there is a greenhouse, a feature circular paved outdoor entertaining area and various mature shrubs, small trees and bamboos etc. The rear garden is primarily enclosed by fencing and natural borders.

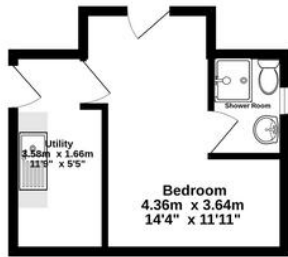
MATERIAL INFORMATION - Subject to legal verification

Freehold  
Council Tax Band E

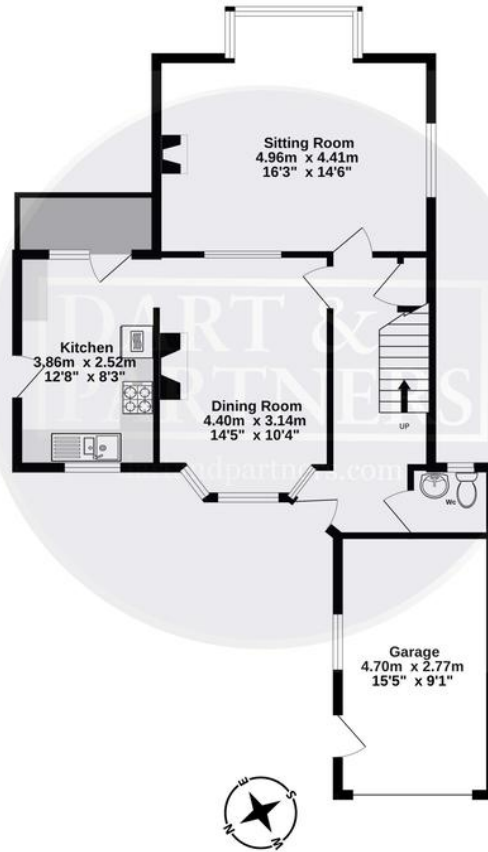
---



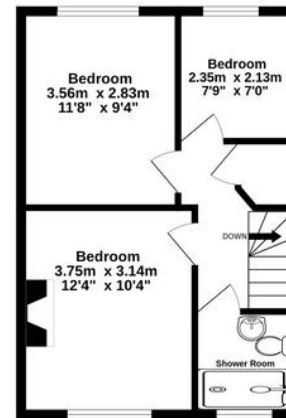
Lower Ground Floor  
19.4 sq.m. (208 sq.ft.) approx.



Ground Floor  
65.7 sq.m. (707 sq.ft.) approx.



1st Floor  
35.7 sq.m. (384 sq.ft.) approx.



**TOTAL FLOOR AREA : 120.7 sq.m. (1300 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.  
Made with Metropix ©2025



Teignmouth, 12 The Triangle,  
Teignmouth, Devon, TQ14 8AT

[www.dartandpartners.com](http://www.dartandpartners.com)  
01626 772507  
[property@dartandpartners.com](mailto:property@dartandpartners.com)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements