



- SUBSTANTIAL SEMI-DETACHED PROPERTY IN SOUGHT AFTER RESIDENTIAL LOCATION
- FLEXIBLE ACCOMMODATION OVER THREE FLOORS
- POTENTIAL FOR ANNEXE OR HOME AND INCOME
- SPACIOUS RECEPTION/LOUNGE DINING AREA
- MODERN KITCHEN BREAKFAST ROOM
- SUN TERRACE ENJOYING LOVELY RURAL OUTLOOK
- FOUR BEDROOMS, FAMILY BATHROOM
- LOWER GROUND FLOOR AREA WITH BEDROOM, LIVING AREA, SHOWER ROOM AND KITCHEN
- GOOD SIZE GARDENS AND GARAGE

Coombe Vale Road, Teignmouth, TQ14 9EN Guide £400,000

A substantial semi-detached older style family home with flexible accommodation over three floors. To the lower ground floor/garden level the property can provide a self contained annexe providing home and income and has been used as a successful Airbnb whilst still retaining four bedrooms in the main house. The accommodation affords; a spacious open plan lounge dining area, well appointed kitchen breakfast room with access onto a large sun deck, four bedrooms and bathroom. To the lower ground floor there is a reception, modern fitted shower room, kitchen and bedroom. There is an attached garage along with large gardens backing onto Coombe Brook. Situated in a highly sought after residential location just a short level walk from the Coombe Valley nature reserve and with easy access to both Teignmouth and Shaldon.



Property Description

Entrance doorway into...

ENTRANCE VESTIBULE

Stained wooden floorboards, stripped wooden doors.

LIVING AREA/SITTING/DINING ROOM

Attractive fireplace with inset cast iron living flame gas fire, tiled hearth, two sash windows with fitted shutters to front and side aspect, two radiators. Lounge area with sash window, fitted shutters to the side aspect, radiator, feature open functional fireplace with tiled hearth, wooden mantle and surround. Open through to kitchen breakfast room.

Stairs rising to first floor.

KITCHEN BREAKFAST ROOM

Fitted with a comprehensive range of cupboard and drawer base units under laminate rolled edge work surfaces with integrated freezer, fridge, dishwasher and washing machine, range of eye level units with frosted glass fronted display cabinets, further deep storage cupboards into alcove one housing a wall mounted Worcester gas boiler providing domestic hot water supply and gas central heating throughout the property, Tecnik stainless steel range cooker with five gas hobs and electric hot plate, two fan assisted ovens, stainless steel splash back, corresponding chimney style extractor hood, window with views over the rear gardens, work surfaces incorporating one and a half bowl stainless steel sink unit with mixer tap over, tiled splash backs, patio doors giving access onto RAISED SUN DECK with pleasant views.

SUN DECK

With timber balustrading and outlook onto the rear gardens, across the Coombe Valley towards Haldon Moor. From the sun deck there is access via a courtesy door to the **GARAGE**.

FIRST FLOOR LANDING

Hatch to loft space. Doors to...

BEDROOM ONE

Two sash windows to front aspect, picture rail, feature fireplace with tiled hearth and wooden mantle, radiator.

BEDROOM TWO

Sash window to side aspect, radiator, painted wooden floorboards, feature fireplace with tiled hearth, picture rail.





BEDROOM THREE

Sash window overlooking the rear gardens, stripped floorboards, recessed shelving with hanging rail.

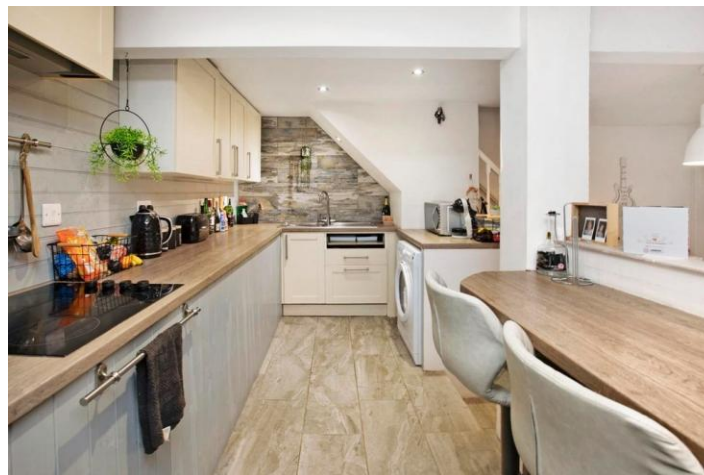
BEDROOM FOUR

Sash window to front aspect, painted wooden floorboards.

FAMILY BATHROOM

Suite comprising bath with mixer tap shower attachment over, WC, wash hand basin set into vanity unit, two uPVC obscure double glazed windows, radiator, part tiled walls, tiled shelving.

From the entrance vestibule, door and stairs leading to the...



LOWER GROUND FLOOR

The lower ground floor can provide a separate annexe or unit providing additional income, alternatively an extension to the main property.

The lower ground floor area has been previously used as a successful Airbnb.

RECEPTION ROOM/SITTING/DINING ROOM

Wall mounted Mylek electric heater and fireplace, stable door giving access to side. Open through to...

KITCHEN AREA

Tiled floor, base units under laminate rolled edge work surface, single drainer stainless steel sink unit with mixer tap, tiled splash backs, ceramic four ring hob, concealed extractor hood, corresponding eye level units, recessed spotlighting, space and plumbing for washing machine, breakfast bar, fitted double oven, hatch through to under house STORE ROOM.

BEDROOM

Window overlooking the rear gardens, wall hung Mylek electric heater.

SHOWER ROOM

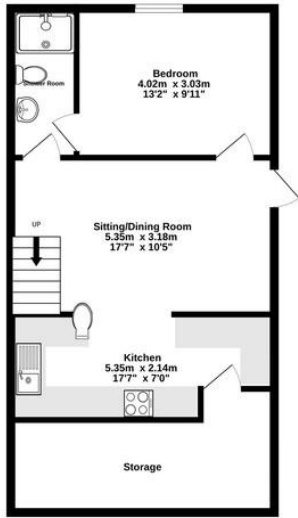
Modern fitted shower room, shower enclosure with glazed screen, metro tiling, fitted shower, WC, pedestal wash hand basin, fitted extractor, ladder style towel rail/radiator. Door through to bedroom.

GARAGE

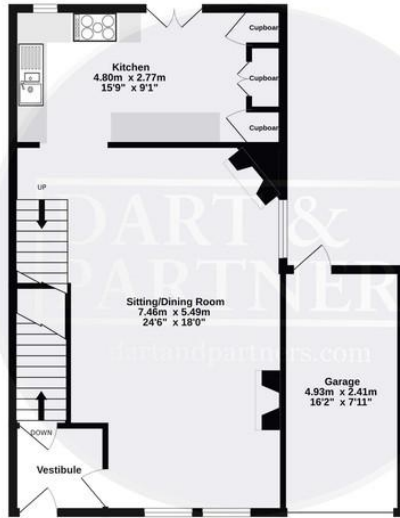
Metal up and over door, power and lighting, courtesy door to rear. Steps descend to the garden level which consists of a brick paved



Lower Ground Floor
54.8 sq.m. (599 sq.ft.) approx.



Ground Floor
66.4 sq.m. (715 sq.ft.) approx.



1st Floor
54.0 sq.m. (581 sq.ft.) approx.



TOTAL FLOOR AREA : 175.2 sq.m. (1886 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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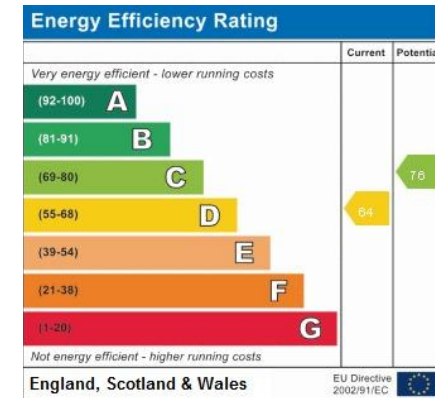
patio, further hardstanding leading to a large open **SUN DECK**, enjoying views onto the garden and over the Coombe Valley and into open farmland beyond. Steps descend to the main garden which is gently sloping and lawned with Torbay palms and mature trees leading to the brook.

OUTSIDE

The gardens are of a good size with steps descending to the garden level which consists of a brick paved patio, further hardstanding leading to a large open **SUN DECK**, enjoying views onto the garden and over the Coombe Valley and into open farmland beyond. Steps descend to the main garden comprising a lawned area with a variety of shrubs, grasses, Torbay palms and mature trees running down to a boundary leading to Coombe Brook.

MATERIAL INFORMATION - Subject to legal verification

Freehold
Council Tax Band D



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