



- SPACIOUS DETACHED PROPERTY WITH DELIGHTFUL VIEWS
- FREE FLOWING RECEPTION WITH ACCESS ONTO SUN DECK
- KITCHEN AND UTILITY, CONSERVATORY
- TWO GROUND FLOOR AND THREE FIRST FLOOR BEDROOMS (ONE EN-SUITE)
- GROUND FLOOR CLOAKROOM AND BATHROOM, FIRST FLOOR SHOWER ROOM
- WRAP AROUND GARDENS WITH GENTLE TIERS, LAWN AND PAVED SEATING AREA
- UNDER HOUSE STORE/GARDEN ROOM
- DETACHED GARAGE
- NO CHAIN

Reed Vale, Teignmouth, TQ14 9EH

£475,000

A detached chalet style home situated conveniently for access to Teignmouth and Shaldon with delightful views into the nearby river Teign estuary in a tucked away plot offering spacious and flexible accommodation briefly comprising; an appealing and free flowing reception area with access onto a large sun deck, conservatory, kitchen, utility, ground floor bathroom, cloakroom and two ground floor bedrooms. On the first floor are three bedrooms, the main bedroom benefitting from an en-suite bathroom, plus a separate shower room. Outside there are wrap around gardens and a detached garage. The property offers versatile accommodation and as agents we would recommend an internal viewing.



Property Description

Canopied entrance to a uPVC obscure double glazed entrance door into...

WIDE ENTRANCE HALLWAY Two radiators, stairs rising to upper floor, recessed spotlighting, door to store cupboard. Feature glazed block window. Doors to...

SPACIOUS L-SHAPED RECEPTION LOUNGE AREA: Dual aspect with uPVC double glazed window to side aspect, uPVC double glazed bow window overlooking the sun deck, rear gardens extending into the nearby river Teign estuary taking in Shaldon bridge, Ringmore, open farmland beyond inland. Two radiators, feature fireplace with wood burner.

Open through to...

DINING AREA: Radiator, uPVC double glazed French patio doors leading through to...

CONSERVATORY Of uPVC construction with French patio doors leading to the sun deck. Enjoys a pleasant outlook over the grounds and into the river Teign estuary and beyond.

KITCHEN Fitted kitchen with range of cupboard and drawer base units under high gloss laminate work surfaces, one and a half bowl stainless steel drainer sink unit with mixer tap over, integrated Neff dishwasher, corner carousel unit, brushed chrome Neff four ring gas hob, integrated Neff double oven, sliding drawer units, corresponding eye level units with under counter lighting, concealed Neff extractor hood, tiled splash backs, tiled flooring, uPVC double glazed window to side aspect, space for upright fridge freezer, radiator, breakfast bar, glazed fronted cabinets with inset wine rack, recessed spotlights. Doorway through to...

UTILITY ROOM Continuation of tiled flooring, space and plumbing for washing machine, further appliance spaces, countertop, wall mounted Baxi gas boiler providing the domestic hotwater supply and gas central heating throughout the property, eye level unit, uPVC obscure double glazed window and door.

BEDROOM uPVC double glazed window to side aspect, radiator.

BEDROOM uPVC double glazed window to side aspect, radiator.





GROUND FLOOR BATHROOM White suite comprising panelled bath with mixer tap shower attachment and glazed shower screen, pedestal wash hand basin, low level WC, part tiled walls, two uPVC obscure double glazed windows, extractor, fitted mirror, radiator.

CLOAKROOM WC, pedestal wash hand basin, radiator, uPVC double glazed window.

Stairs rise to the upper floor. Recessed spotlights, hatch and access to loft space. Doors to...

MAIN BEDROOM uPVC double glazed window with superb views into the river Teign estuary taking in Shaldon, Ringmore, open farmland beyond and inland along the river Teign towards Dartmoor. Radiator, two Velux windows, hatches to eaves storage. Door to ensuite.



EN-SUITE BATHROOM Velux window, bath with mixer tap and shower attachment, tiled recessed shelving, WC, pedestal wash hand basin, ladder style towel rail/radiator, tiled walls, fitted extractor, spotlights.

BEDROOM Dual aspect with two Velux windows, radiator, hatches to eaves storage.

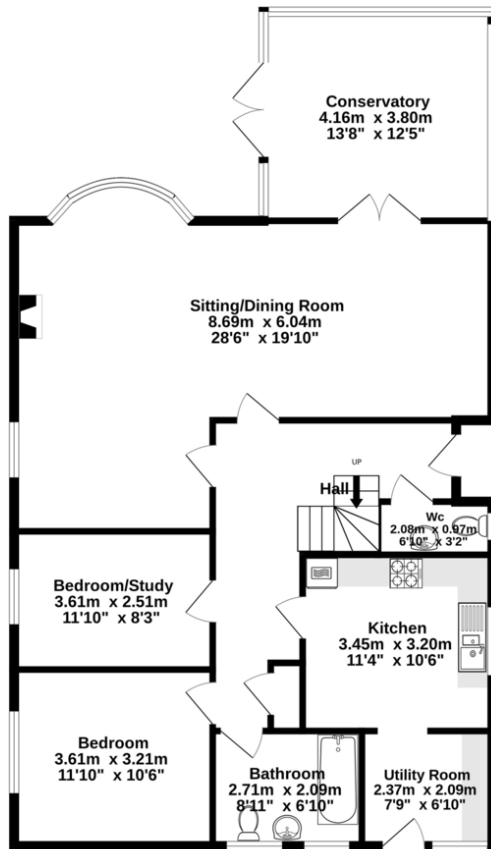
BEDROOM Dual aspect with two Velux windows, radiator, hatch to eaves.

SHOWER ROOM Velux window, WC, pedestal wash hand basin, radiator, corner shower cubicle with sliding glazed door and screen, hatch to eaves storage, tiled walls, shaver socket, spotlighting.

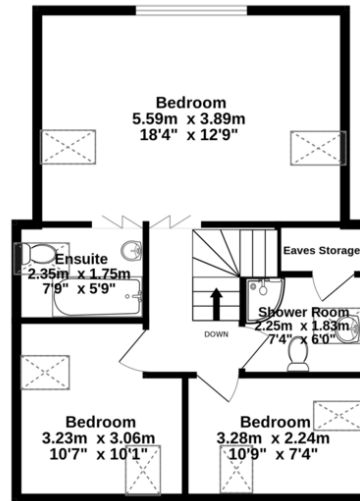


OUTSIDE The property is approached through a gated access and a short flight of steps that lead to a pathway which extends around the property and leads to both the main and the rear entrance. The pathways extend along the property with raised retained flower bed. Side garden, area of hardstanding, gently tiered down to the main lawn. Outside water tap. To the south side of the property there is a crazy paved seating area, gently tiered down to the main garden, steps leading up to a large expanse of SUN DECK with timber balustrading, inset lighting, also accessed via the conservatory, with appealing outlook over the rear gardens into the river Teign estuary. The main garden is level and predominantly laid to lawn with Torbay palms and the gardens enjoy the passage of the sun throughout the day.

Ground Floor
114.4 sq.m. (1231 sq.ft.) approx.



1st Floor
53.3 sq.m. (574 sq.ft.) approx.



TOTAL FLOOR AREA : 167.7 sq.m. (1805 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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DETACHED GARAGE With window to rear.

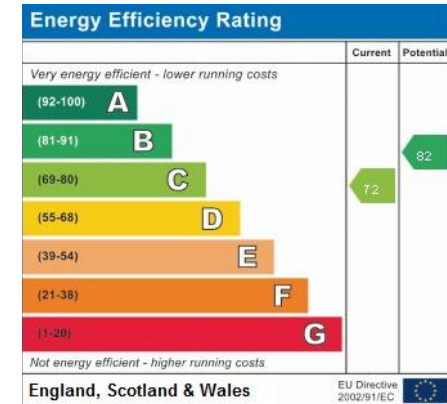
Below the sun deck, door to...

UNDER HOUSE STORE/GARDEN ROOM Large under house area providing extensive storage.

MATERIAL INFORMATION - Subject to legal verification

Freehold

Council Tax Band E



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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