



- DETACHED FAMILY HOME ON A LARGE CORNER PLOT
- SITUATED IN THE EVER POPULAR LOVELL HOMES DEVELOPMENT
- CUL DE SAC LOCATION
- SUPERB RURAL AND SEA VIEWS
- SITTING ROOM/LOUNGE, SEPARATE DINING ROOM
- MODERN KITCHEN, GROUND FLOOR CLOAKROOM
- FOUR BEDROOMS, FAMILY BATHROOM
- GOOD SIZE GARDENS, GARAGE AND AMPLE PARKING

Coombe View, Teignmouth, TQ14 9UY

Guide Price £390,000

A modern detached four bedroom family home situated on a large corner plot in a quiet cul de sac location on the ever popular "Lovell Homes" development backing onto open farmland, with superb rural views and south facing views into the river Teign estuary taking in Shaldon, the Ness and out to sea. The accommodation briefly comprises; sitting room/lounge, dining room, kitchen, downstairs cloakroom, four bedrooms, family bathroom, good size gardens, detached garage, extensive off road parking, enjoying fantastic views across the town towards the Ness headland and out to sea beyond.



Property Description

Canopied entrance with courtesy lighting to a uPVC multi-paned obscure double glazed door with corresponding side panel through to...

ENTRANCE HALLWAY

Door to useful under stairs storage cupboard, radiator. Feature arch. Doors to...

GROUND FLOOR CLOAKROOM

uPVC obscure double glazed window, low level WC, dado rail, wall hung wash hand basin set onto base cupboards.

SITTING ROOM/LOUNGE

uPVC double glazed square bay window with leaded lattice-work overlooking the front aspect and approach in a southerly direction with far reaching sea views, two radiators, further uPVC double glazed window, feature stone built fireplace, corresponding mantle with matching display areas with inset electric fire.

DINING ROOM

uPVC double glazed window overlooking the rear gardens and open farmland, radiator, hatch through to kitchen.

KITCHEN

Range of high gloss cupboard and drawer base units under laminate rolled edge work surfaces, double drainer sink unit with mixer tap over, mosaic tiled splash backs, plumbing for dishwasher and washing machine, space for cooker, space for upright fridge freezer, corner display shelving, corresponding eye level units, wall hung Potterton gas boiler providing the domestic hot water supply and gas central heating throughout the property, uPVC double glazed door and window with outlook and giving access onto the rear gardens and views across open farmland.

Stairs rising to...

FIRST FLOOR LANDING

uPVC double glazed window to the side aspect, hatch and





access to loft space. Door to linen cupboard with slatted shelving. Doors to...

BEDROOM ONE

uPVC double glazed window with superb south facing views across Teignmouth into the river Teign estuary taking in Shaldon, the Ness, out to sea and inland over rolling hills. Radiator.

BEDROOM TWO

uPVC double glazed window overlooking the rear gardens. Radiator.

BEDROOM THREE

uPVC double glazed window with a similar aspect to bedroom one. Picture rail.

BEDROOM FOUR

uPVC double glazed window with views into the rear gardens. Radiator. Door to built in wardrobe with hanging rail and fitted shelving.



BATHROOM

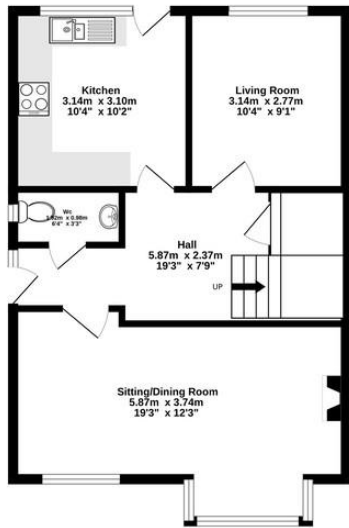
Bath with mixer tap shower attachment over, glazed shower screen, WC with concealed plumbing, wash hand basin set into vanity unit, ladder style towel rail/radiator, tiled walls and floor, shaver socket, uPVC double glazed window with superb far reaching rural views.

OUTSIDE

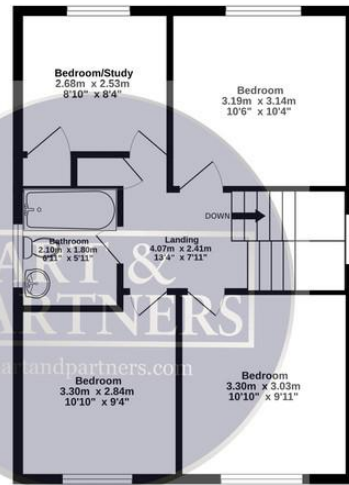
Situated at the head of this quiet cul de sac location, the property enjoys a larger than average corner plot with DETACHED SINGLE GARAGE. There is OFF ROAD PARKING for several vehicles. To the front of the property is a well stocked bed with a number of mature shrubs, trees and evergreens with a paved pathway along the side garden which is predominantly laid to lawn with mature trees and natural borders. Outside tap. Garden shed. Gated access through to the rear gardens via a covered seating area which opens onto a paved patio with brick barbecue. Raised retained level lawn divided by steps which lead to the main



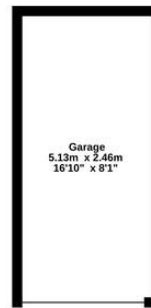
Ground Floor
49.7 sq.m. (535 sq.ft.) approx.



1st Floor
49.4 sq.m. (533 sq.ft.) approx.



Garage
12.6 sq.m. (136 sq.ft.) approx.



TOTAL FLOOR AREA : 110.7 sq.m. (1191 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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garden which is predominantly laid to lawn with mature borders enjoying a high degree of privacy and sedusion taking in the aforementioned rural views.

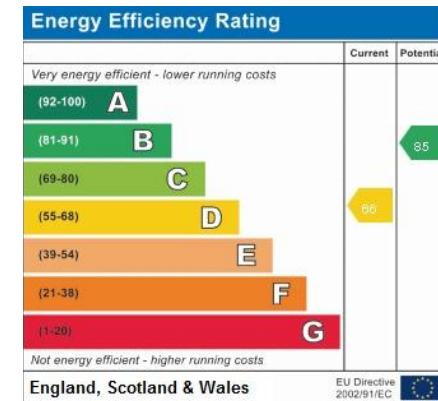
DETACHED SINGLE GARAGE

With up and over door, power and lighting, window to side.

MATERIAL INFORMATION - Subject to legal verification

Freehold

Council Tax Band D



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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 are 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