



- SYMPATHETICALLY REFURBISHED DETACHED PROPERTY WITH MANY ORIGINAL FEATURES
- LOVELY VIEWS IN THE RIVER TEIGN ESTUARY AND BEYOND
- FIVE BEDROOMS AND BALCONY ENJOYING RIVER AND RURAL VIEWS
- SITTING ROOM/LOUNGE, DINING ROOM
- KITCHEN BREAKFAST ROOM, UTILITY, CONSERVATORY
- BATHROOM, SHOWER ROOM, GROUND FLOOR CLOAKROOM
- PARKING, WORKSHOP AND CELLAR
- SOUTHERLY GARDENS WITH LAWNS AND PATIO/SEATING AREA

Coombe Vale Road, Teignmouth, TQ14 9EG

Guide Price £600,000

An imposing detached property built in 1857 by local builders of stone construction in the late Georgian/early Victorian style and having been sympathetically refurbished to a high standard retaining many of the original features. The single storey bay windows to the rear of the property were added in 1887 and these full height bay windows give the property not only an elegant appearance from the garden, but a wonderful aspect from the reception rooms over the gardens with views into the river Teign estuary. Situated in a convenient location with easy access to Teignmouth town centre, seafront, beaches and mainline railway station.



## Property Description

Panelled entrance door with leaded lattice-work and stained glass through to...

### ENTRANCE VESTIBULE

Decorative mosaic tiled flooring, dado rail, moulded ceiling, obscure glazed door through to...

### RECEPTION HALL

An imposing reception hallway with stripped wooden flooring, radiator, stairs to the first floor, door to useful under stairs store cupboard, high level obscure double glazed window, secondary glazed sash window, coving to ceiling. Doors through to sitting room/lounge and kitchen.

### GROUND FLOOR CLOAKROOM

Low level WC, pedestal wash hand basin, radiator, wooden floorboards, uPVC double glazed window, cupboard housing wall mounted Worcester gas boiler providing the domestic hot water supply and gas central heating throughout the property. Dado rail, fitted seat with recessed shelving.

### ELEGANT SITTING/RECEPTION ROOM

Cornice ceiling with central ornate ceiling rose, picture rail, three radiators, stone fireplace with corresponding raised hearth with inset wood burner, full height uPVC double glazed sash bay windows enjoying an outlook over the rear gardens into the nearby river Teign estuary over open farmland beyond going inland towards Dartmoor.

### DINING ROOM

Continuation of stripped wooden flooring, full height uPVC double glazed sash windows with similar views to the sitting room/lounge, radiator, functional fireplace





with original marble fire surround with inset cast iron grate and tiling, tiled hearth, dado rail, picture rail, cornice to ceiling with ornate central ceiling rose.

#### KITCHEN/BREAKFAST ROOM

A bespoke fitted kitchen breakfast room with tiled flooring, picture rail, squared arch with exposed timbers, comprehensive range of cupboard and drawer base units under composite work tops, integrated brushed chrome double oven, ceramic De dietrich induction hob, chimney style extractor hood over, sunken butler sink with cut in double drainer, antique style Rangemaster mixer tap, integrated dishwasher, corner carousel unit, solid beech wooden breakfast bar/counter top, larder style unit with integrated fridge/freezer, sliding drawer units, corresponding eye level units, glazed fronted display cabinets, radiator, uPVC double glazed window overlooking the rear aspect, inter-connecting door to hallway, space for table and chairs. Doorway through to conservatory.



#### CONSERVATORY

uPVC windows and doors with outlook and giving access onto the gardens.

#### INNER HALLWAY/LOBBY

Tiled flooring. Brick steps lead to the cellar. Door thorough to...



#### UTILITY/PANTRY

Base units under laminate rolled edge work surfaces, single drainer stainless steel sink unit with mixer tap, window through to workshop, appliance space, fitted shelving.

#### WORKSHOP

Door to garden, door giving access onto Coombe Vale

Road. Fitted work bench, shelving.

#### CELLAR

Accessed via the inner hallway. Original cobbled floor, coal chute, power and light.

From the hallway, stairs rising to the...

#### GALLERIED LANDING

uPVC double glazed window to side aspect. Cupboard housing water cylinder. Doors to...

#### BEDROOM ONE

Ceiling rose, cornice, picture rail, stripped wooden flooring, radiator, feature cast iron fireplace with inset tiled surround, hearth, wooden mantle over, uPVC double glazed French patio doors with access onto enclosed BALCONY enjoying views into the river Teign estuary, over Ringmore and open farmland beyond, along the river Teign past Combeinteignhead extending inland towards Dartmoor.

#### BEDROOM TWO

uPVC double glazed window enjoying similar river and rural views to bedroom one, cast iron fireplace with tiled surround, wooden mantle over, radiator, picture rail.

#### BEDROOM THREE

Stripped wooden flooring, radiator, uPVC double glazed window enjoying the aforementioned views, picture rail.

#### BEDROOM FOUR

Radiator, feature fireplace, stripped wooden flooring, uPVC double glazed door giving access onto the BALCONY.

#### BALCONY

Enclosed balcony with attractive wrought iron balustrading enjoying superb views across the enclosed rear gardens and into the nearby river Teign estuary,

Shaldon, Ringmore, rolling hills beyond and inland towards Dartmoor.

From the first floor landing, door to...

#### INNER PASSAGEWAY

Sash window with secondary glazing. Doorway through to INNER HALLWAY, recessed shelving, uPVC double glazed window. Door with short flight of steps down to...

#### BEDROOM FIVE/HOBBIES ROOM/STUDY

Dual aspect with uPVC double glazed window to side aspect enjoying rural views towards Haldon moor and window to rear aspect enjoying the river and rural views, radiator, base units under counter top with tiled splash back, inset stainless steel sink with mixer tap over. Wall hung gas heater.

#### BATHROOM

uPVC double glazed window to side aspect, rolled edge ball and claw bath, pedestal wash hand basin, shower cubicle with glazed door and screen, fitted shower, radiator/towel rail, low level WC, picture rail, fitted medicine cabinet.

#### SHOWER ROOM/WC

Sash window with secondary glazing, low level WC with concealed plumbing, ladder style towel rail/radiator, corner wash hand basin set into vanity unit, mirror fronted medicine cabinet, recessed spotlighting, tiled shower cubicle with glazed door and fitted shower.

#### OUTSIDE

The property is approached over an attractive brick paved driveway providing **OFF ROAD PARKING** for two vehicles. From the driveway there is access to the main entrance with gated access to the rear gardens. The rear gardens are fully enclosed having been designed with ease of maintenance in mind with artificial grass,

central paved patio/seating area with raised well stocked flower bed borders, ornamental garden pond. The garden extends along the front of the property which leads to the conservatory and from the conservatory there is a small side garden with an outside water tap and a courtesy door through to the workshop. The gardens have a pleasant southerly aspect with river and rural views extending towards Dartmoor. The gardens are level and have access to the property through the conservatory.

#### GARAGE

Detached garage (available by separate negotiation).

Situated close by is a small parcel of land belonging to Greenstead and has access via garage doors. This is made up of a garage area with open access to a small area of triangular shaped level garden enclosed with a natural stone wall.

MATERIAL INFORMATION - Subject to legal verification

Freehold

Council Tax Band E

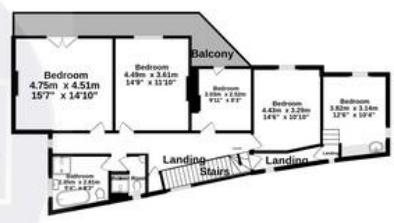
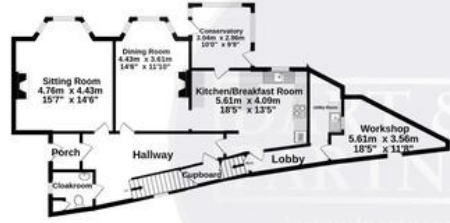
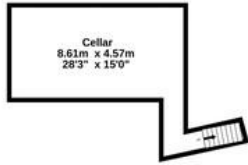
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Cellar  
43.6 sq.m. (470 sq.ft.) approx.

Ground Floor  
114.7 sq.m. (1225 sq.ft.) approx.

1st Floor  
137.9 sq.m. (1484 sq.ft.) approx.



**TOTAL FLOOR AREA : 296.3 sq.m. (3189 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>	57	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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