



- SEMI DETACHED PROPERTY
- IN AN ELEVATED POSITION JUST OUTSIDE OF TOWN
- DELIGHTFUL OPEN PLAN RECEPTION
- ENCLOSED BALCONY ENJOYING FAR REACHING SEA AND RURAL VIEWS
- KITCHEN BREAKFAST ROOM
- FAMILY BATHROOM, GROUND FLOOR CLOAKROOM
- THREE BEDROOMS, AMPLE STORAGE
- FRONT AND REAR GARDENS
- GARAGE IN NEARBY BLOCK

**The Mount, Teignmouth, TQ14 8NZ**

**Guide Price £270,000**

A modern semi-detached family home situated on the popular "Mount" development on the eastern side of Teignmouth enjoying sea views. The accommodation briefly comprises; a delightful open plan reception room with access onto an enclosed balcony enjoying far reaching sea and rural views, kitchen breakfast room, family bathroom and ground floor cloakroom, three bedrooms, ample storage, front and rear gardens, garage in nearby block. No onward chain.



## Property Description

uPVC double glazed entrance door into...

### ENTRANCE PORCH

Full height uPVC double glazed windows with pleasant outlook over the front gardens, across Teignmouth in an easterly direction and out to sea. Multi-paned obscure glazed entrance door into...

### ENTRANCE HALLWAY

Wall mounted Dimplex night storage heater, door to useful under stairs storage cupboard. Doors to...

### BEDROOM THREE

Window with outlook through the entrance porch, wall mounted electric heater.

### BEDROOM TWO

uPVC double glazed window overlooking the front aspect with open outlook across east Teignmouth wall mounted electric heater.

### CLOAKROOM

Low level WC, wall hung wash hand basin, uPVC obscure double glazed window.

Stairs up to a split level landing. Door through to...

### BEDROOM ONE

uPVC double glazed window overlooking the rear gardens, wall hung electric heater. Door to **AIRING CUPBOARD** with slatted shelving, factory lagged hot water cylinder. Door to built in wardrobe with fitted shelving. Hatch and access to loft space.

### BATHROOM

Suite comprising panelled handled bath with mixer tap and shower attachment over, pedestal wash hand basin, low level WC, ladder style towel rail, wall hung Dimplex electric heater, fitted extractor, uPVC obscure double glazed window, part tiled walls.





### KITCHEN/BREAKFAST ROOM

Range of cupboard and drawer base units under laminate rolled edge work surfaces, appliance spaces, single drainer sink unit with mixer tap over, tiled splash backs, corresponding eye level units, chimney style extractor hood, uPVC double glazed window overlooking the rear gardens. Space for table and chairs in the breakfast area. Additional base and eye level units, space for upright fridge freezer, uPVC obscure double glazed door giving access onto the patio and gardens.

From the split level landing, short flight of stairs up to...

### OPEN PLAN RECEPTION AREA

uPVC double glazed window to front aspect enjoying the aforementioned views extending from Haldon moor across east Teignmouth and out to sea. **LOUNGE AREA:** Two wall hung electric heaters. **DINING AREA:** Wall hung Dimplex heater, double glazed sliding patio doors with outlook and giving access onto the private enclosed **BALCONY**.

### BALCONY

Enjoying delightful views over neighbouring properties and out to sea.

### OUTSIDE

The property is approached up steps from the parking/garage area. At the head of the steps a pathway leads through the front gardens to the main entrance. There is a gated access to the rear past well stocked shrub/flower beds. The front garden consists of a sloping open lawn and to the rear, accessed from the kitchen breakfast room is a fully enclosed garden. Paved patio/seating area with raised retained lawn with well stocked borders with a variety of shrubs, trees and evergreens. Steps lead to an upper terrace which is predominantly laid to lawn with mature borders and enjoying superb far reaching sea views. Outside tap. The gardens enjoy a high degree of privacy and seclusion and enjoy the passage of the sun throughout the day.

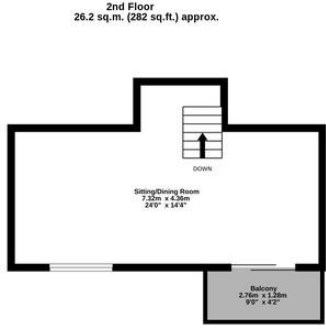
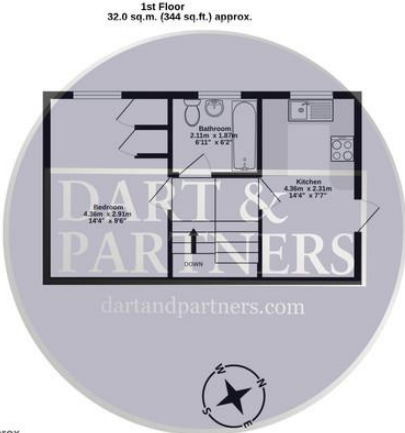
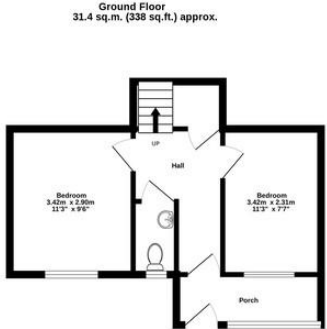


**GARAGE AND PARKING**

Garage situated in a nearby block with metal up and over door, power and lighting. Parking available in front of the garage.

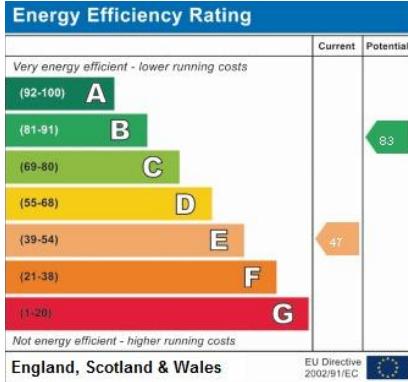
MATERIAL INFORMATION - Subject to legal verification

Freehold  
Council Tax Band C



**TOTAL FLOOR AREA : 89.6 sq.m. (964 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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