



## 32 Drake Avenue, Teignmouth, TQ14 9NA

£445,000 Freehold

Detached House • Four Bedrooms • Two En Suite Shower Rooms • Downstairs WC • Living Room & Separate Dining Room • Kitchen/Breakfast Room • Driveway Parking & Garage • EPC - C

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Entering the property, the contemporary feel is immediately apparent with wooden flooring and a lovely turning staircase with stainless steel spindles and natural wood bannister and handrail. There is a courtesy door in to the garage and doors off to the downstairs WC with pedestal wash hand basin, living room and kitchen/breakfast room as well as a useful storage cupboard. The living room with continuation of wooden flooring, has a uPVC double glazed window overlooking the front of the property with a further window to the side and has internal glazed doors leading through to the dining room. The dining room also gives access to the kitchen and has French doors out to the rear garden. The kitchen/breakfast room is a great size and well equipped with white wall and base units, work top and matching upstand with an integrated four ring gas hob with extractor above. There is an integrated eye level electric oven and grill as well and space for a fridge/freezer and dishwasher. A uPVC double glazed window looks out on to the rear garden and French doors lead out to the rear garden. An internal glazed door gives access to the separate dining room.

The utility room is accessed from the kitchen, again fitted with white units and matching wall mounted unit housing the Glow Worm boiler. There is plumbing and space for a washing machine, an additional sink and drainer and a half glazed uPVC door leads out to the side of the property giving access to the rear garden. Two of the bedrooms overlook the front of the property, the first enjoying an en suite shower room. There is also ample built in storage with hanging and shelving. The second bedroom, also at the front of the property, has French doors leading on to a front facing balcony which enjoys a lovely sea view. Two further bedrooms overlook the rear, again one of these bedrooms enjoys built in storage with hanging and shelving and an en suite shower room with corner shower cubicle with sliding door, pedestal wash hand basin with mirror and shaver point above and low level dual flush WC. There is a heated towel rail and obscure uPVC double glazed window to the rear. The family bathroom comprises bath with Mira shower over and shower screen, pedestal wash hand basin, low level dual flush WC and shaver point. There is an obscure uPVC double glazed window to the front, heated towel rail and extractor.

The front of the property offers plentiful parking with a driveway in addition to the garage.

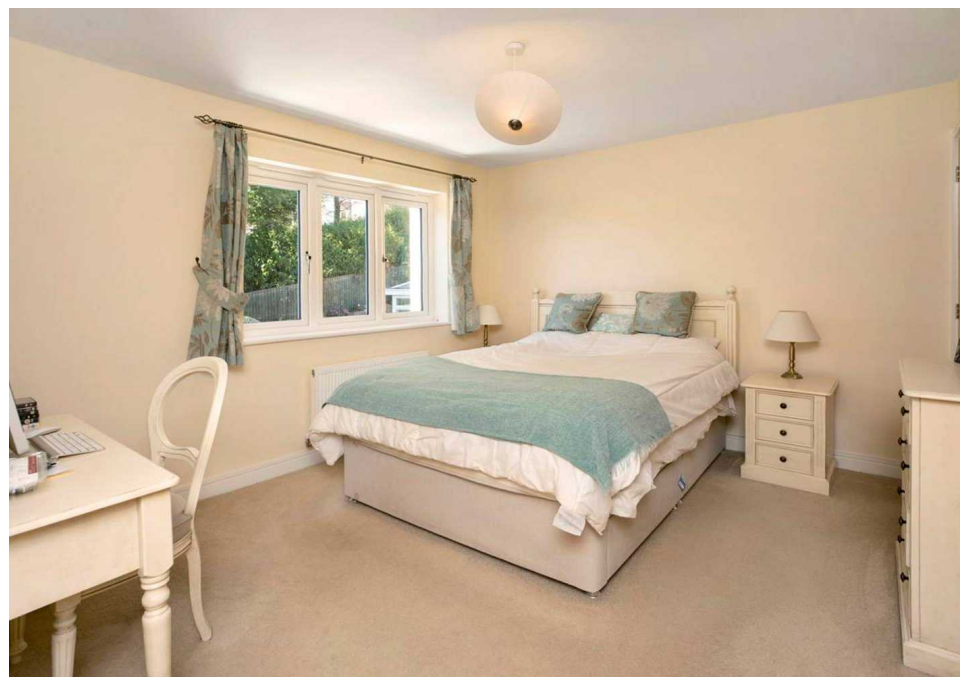
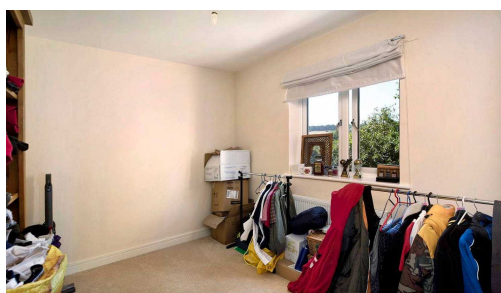
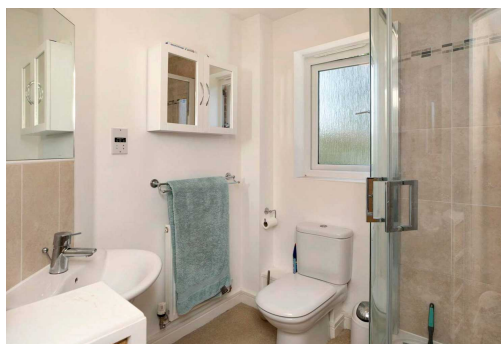
The rear garden is low maintenance laid to lawn with a paved area for furniture and is enclosed by fence and wall boundary.



Well presented detached four bed roomed house with two en suites, downstairs WC and family bathroom.

Living room, separate dining room, kitchen/breakfast room and separate utility. Sea views from some rooms. Driveway parking in addition to garage.

Enclosed rear garden.





## MEASUREMENTS

Lounge 15' 11" x 11' 9" (4.86m x 3.59m),

Dining Room 12' 11" x 9' 5" (3.94m x 2.87m),

Kitchen/Breakfast Room 18' 7" x 10' 5" (5.66m x 3.18m),

Utility 6' 4" x 5' 1" (1.92m x 1.58m),

Bedroom 10' 11" x 10' 3" (3.33m x 3.12m),

Bedroom 18' 5" x 9' 7" (5.62m x 2.92m),

Bedroom 12' 10" x 8' 3" (3.9m x 2.52m),

Bedroom 15' 2" x 10' 5" (4.63m x 3.18m),

Garage 16' 11" x 9' 6" (5.16m x 2.9m)

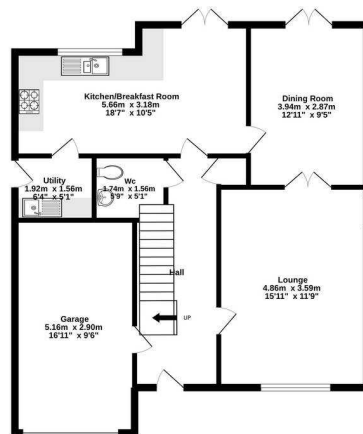


Teignmouth is a popular seaside resort on a stretch of red sandstone along the South Devon Coast.

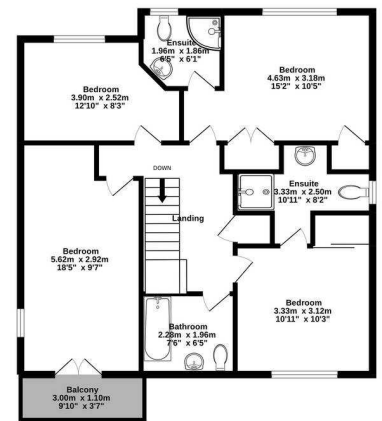
The town has a comprehensive range of facilities including local independent shops, bars and restaurants, a small hospital, the Den with a Green Flag Awarded children's play park and both state & independent schools.



Ground Floor  
76.3 sq.m. (821 sq.ft.) approx.



1st Floor  
73.1 sq.m. (787 sq.ft.) approx.



TOTAL FLOOR AREA : 149.4 sq.m. (1608 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, 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 apparatus shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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