



- SUPERB DETACHED PROPERTY
- ON A DELIGHTFUL LEVEL PLOT WITH RIVER AND RURAL VIEWS
- OFFERING DEVELOPMENT POTENTIAL (SUBJECT TO CONSENTS)
- ENTRANCE RECEPTION, SITTING ROOM/LOUNGE, DINING ROOM
- KITCHEN BREAKFAST ROOM, LARDER, STORAGE
- GROUND FLOOR CLOAKROOM, FOUR BEDROOMS
- FAMILY BATHROOM, SEPARATE WC
- FRONT AND REAR GARDENS, PARKING AND GARAGE
- SOME MODERNISATION/REFURBISHMENT REQUIRED

Hermosa Road, Teignmouth, TQ14 9LA

Guide Price £500,000

Beverley is a superb detached residence built in Circa 1955 and offered to the market for the first time in 60+ years. Situated on a delightful level plot with south facing level lawn offering development potential subject to the necessary planning consents. The detached family home requires some modernisation/refurbishment and the accommodation briefly comprises; entrance reception, sitting room/lounge, dining room, kitchen breakfast room, larder, storage, ground floor cloakroom, four bedrooms, family bathroom, separate WC. Front and rear gardens, extensive off road parking, detached garage, river and rural views.

The property has uPVC double glazing with leaded lattice-work and night storage heating throughout.



Property Description

uPVC double glazed double entrance door into the...

ENTRANCE VESTIBULE

With quarry tiled flooring, uPVC double glazed window to the side aspect, feature stained glass window with attractive lead-work. Wooden entrance door through to the...

ENTRANCE HALLWAY

uPVC double glazed window to side aspect, wall hung Dimplex night storage heater, stairs rising to upper floor, hatch to useful under stairs storage cupboard. Doors to...

SITTING ROOM/LOUNGE

A wonderful dual aspect reception room with uPVC double glazed window overlooking the front gardens and approach, further uPVC double glazed window to the side aspect with views across to rural Shaldon, feature fireplace with inset gas coal effect fire, wall hung Dimplex night storage heater, mock beam.

DINING ROOM

uPVC double glazed window to side aspect towards rural Shaldon, cast iron fireplace with tiled surround, wooden mantle over, Dimplex night storage heater.

KITCHEN/BREAKFAST ROOM

Range of cupboard and drawer base units under laminate counter tops with tiled splash backs, one and a half bowl stainless steel drainer sink unit with mixer tap over, plumbing for washing machine, fitted electric oven, four ring gas hob, corner display shelving, space for table and chairs, dual aspect with uPVC double glazed windows to side and rear aspect, Dimplex night storage heater, floor to ceiling storage cupboards with hanging rails and fitted shelving, door to airing cupboard with factory lagged hot water cylinder and slatted shelving. Door to walk-in larder, uPVC obscure double glazed window, fitted shelving, obscure glazed door through to rear entrance porch with door to rear gardens. Further store cupboard currently housing fridge freezer with fitted shelving. Door to...





GROUND FLOOR CLOAKROOM
uPVC obscure double glazed window, WC.

Stairs rise to the...

FIRST FLOOR GALLERIED LANDING
uPVC double glazed window, Dimplex night storage heater, door to walk-in storage cupboard. Doors to...

BEDROOM ONE
Dual aspect with uPVC double glazed windows overlooking the rear gardens and from the side aspect into the river Teign estuary, taking in Shaldon beach, Shaldon and open farmland beyond. Dimplex heater.



BEDROOM TWO
uPVC double glazed window overlooking the side aspect with similar views to that of bedroom one, Dimplex heater.

BEDROOM THREE
Dual aspect with uPVC double glazed window overlooking the front gardens and approach, further uPVC double glazed window to side aspect enjoying views into the river Teign estuary and towards Shaldon.

BEDROOM FOUR
uPVC double glazed window overlooking the grounds.

WC
uPVC obscure double glazed window, WC.

FAMILY BATHROOM
uPVC obscure double glazed window, wall hung Dimplex heater, ladder style towel rail/radiator, pedestal wash hand basin, bath with fitted Mira shower, part tiled walls.

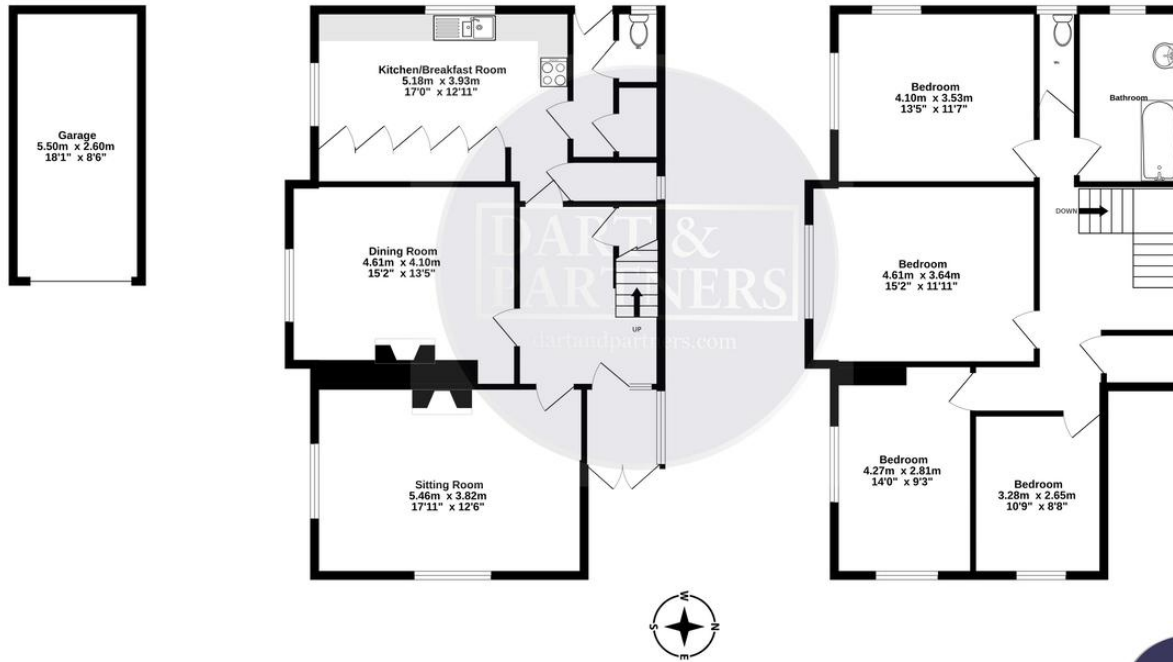
OUTSIDE
Beverley is approached through gated access with an extensive driveway through the front gardens leading to the house, with further **PARKING** facilities and turning area and



Garage
14.2 sq.m. (154 sq.ft.) approx.

Ground Floor
76.0 sq.m. (828 sq.ft.) approx.

1st Floor
75.7 sq.m. (815 sq.ft.) approx.



TOTAL FLOOR AREA : 166.0 sq.m. (1787 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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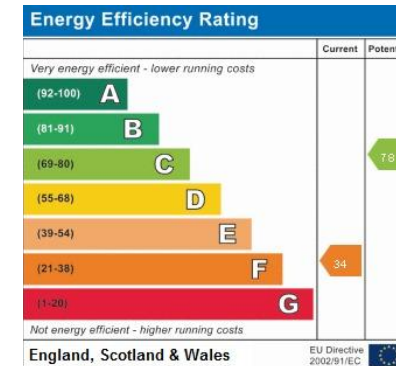


DETACHED GARAGE. To the side of the garage is an open storage room. The front gardens are a real feature of the property and offer a rare opportunity to purchase a detached residence with large gardens in such close proximity to Teignmouth town. The front gardens are predominantly level and laid to lawn with a variety of well established plants, perennials and palms. Beverley is set back to the head of the garden with gated access to the rear. Appealing kitchen garden offering a high degree of privacy and seduction with attractive red brick wall, private lawned area, access through to the kitchen, variety of mature trees, hardstanding, garden shed. Short flight of steps up to a raised gravel terrace.

GARAGE

Detached garage with metal up and over door, water supply.

MATERIAL INFORMATION - Subject to legal verification
Freehold
Council Tax Band E



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