



- DETACHED FAMILY HOME
- LOUNGE, DINING ROOM
- KITCHEN
- FOUR BEDROOMS
- WET ROOM, EN-SUITE BATHROOM TO MAIN BEDROOM
- SOUTH FACING REAR GARDENS
- RIVER AND RURAL VIEWS
- GARAGE AND DRIVEWAY PARKING
- GAS C/H, uPVC D/G

## Alandale Road, Teignmouth, Devon TQ14 8NW

£400,000

Four bedroom detached house in sought after location on the eastern side of Teignmouth enjoying river and rural views. Lounge, dining room, kitchen, four bedrooms, master with en-suite bathroom, wet room, gas c/h, uPVC d/g, garage, driveway parking, south facing rear gardens.

Viewing highly recommended.



## Property Description

Located within a quiet and highly sought after cul de sac location on the eastern side of Teignmouth is this spacious detached chalet bungalow. This deceptive property briefly comprises, lounge, kitchen, dining room, cloakroom, wet room, en-suite bathroom to the main bedroom, three further bedrooms, detached garage, parking, appealing south facing gardens, sea, rural and coastal views.

uPVC double glazed entrance door into....

### ENTRANCE PORCH

uPVC double glazed window overlooking the front aspect and approach, quarry tiled flooring, uPVC obscure double glazed door with corresponding side panel, through to....

### ENTRANCE HALLWAY

Doors leading to all principal rooms, door to linen cupboard with slatted shelving, radiator, door to....

### LOUNGE

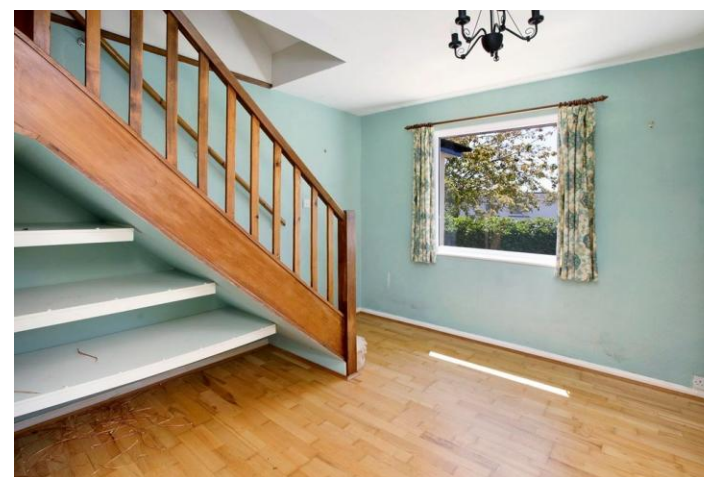
uPVC double glazed window with southerly aspect, overlooking the rear gardens, uPVC obscure double glazed door giving access onto the patio and gardens, two radiators, wall mounted feature fire. Door to....

### KITCHEN

Cupboard and drawer base units under high gloss laminate rolled edge work surfaces with tiled splashbacks, one and a half bowl stainless steel sink unit with mixer tap over, appliance spaces, corresponding eye level units, wall hung Valiant gas combination boiler providing the domestic hot water supply and central heating throughout the property, extractor hood, door to larder with fitted shelving, further storage area, uPVC double glazed window and door with access and outlook onto a side porch, door through to....

### DINING ROOM

Dual aspect uPVC double glazed window overlooking the gardens with far reaching rural views, radiator, stairs rising to the upper floor with recessed shelving.





From the entrance hall, door to....

#### CLOAKROOM

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

From entrance hallway, feature arch through to....

#### INNER HALLWAY

Door to....

#### BEDROOM

Dual aspect with uPVC double glazed windows to the rear and side with pleasant views into the gardens, radiator.



#### BEDROOM

uPVC double glazed window to side aspect, radiator.

#### BEDROOM

uPVC double glazed window to side aspect, radiator.

#### WET ROOM

Fully tiled to walls and floor, fitted rain shower, radiator, wash hand basin set into tiled vanity unit, uPVC obscure double glazed window.

From dining room, stairs rising to....

#### FIRST FLOOR LANDING

Door to....

#### MAIN BEDROOM

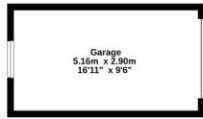
uPVC double glazed windows enjoying delightful south facing views across Teignmouth to the mouth of the River Teign estuary, taking in Shaldon, the Ness, open farmland beyond, along the Babbacombe coastline and out to sea. Radiator. Door through to a walk in wardrobe, door to....

#### EN SUITE BATHROOM

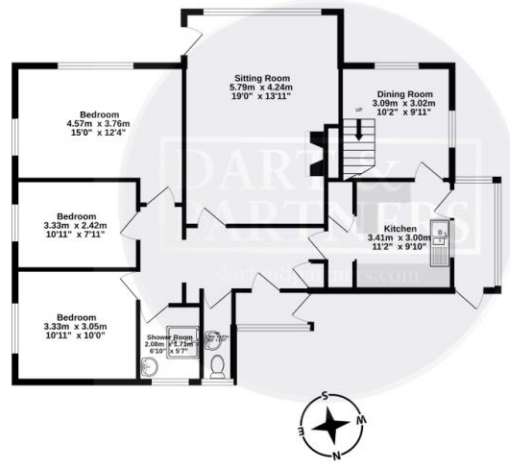
Corresponding suite comprising panelled handled bath with mixer tap and shower attachment over, concertina style glazed shower screen and tiled to the bath and shower enclosure, pedestal wash hand basin, low level WC, radiator, uPVC obscure double glazed window.



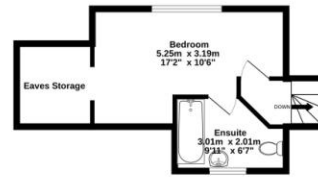
Garage  
15.0 sq.m. (131 sq.ft.) approx.



Ground Floor  
98.8 sq.m. (1069 sq.ft.) approx.



1st Floor  
26.3 sq.m. (283 sq.ft.) approx.



**TOTAL FLOOR AREA : 139.3 sq.m. (1499 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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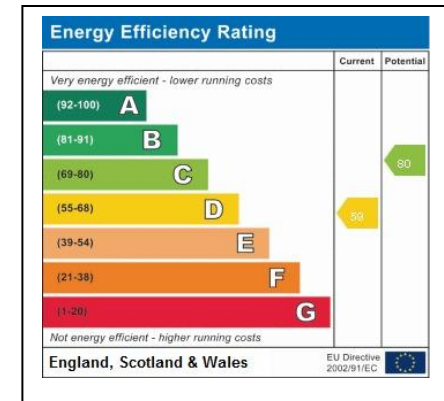


## OUTSIDE

The property is approached over a gravelled driveway providing off road parking and leading to a **DETACHED GARAGE** with metal up and over door. There are gardens to either side of the property which lead to the south facing rear garden. From the driveway, a short flight of steps leading down to the main entrance where there is an external water tap and access to the side porch. The rear gardens enjoy the passage of the sun throughout the day, with a paved patio seating area which is accessed via the lounge, there are raised retained flower beds, established borders with mature Apple tree, ornamental garden pond and a brick built barbecue. External store with power and light, hatch to underhouse storage. The rear gardens offer a high degree of privacy and seclusion.

MATERIAL INFORMATION - Subject to legal verification

Freehold  
Council Tax Band D



Teignmouth, 12 The Triangle,  
Teignmouth, Devon, TQ14 8AT

[www.dartandpartners.com](http://www.dartandpartners.com)  
01626 772507  
[property@dartandpartners.com](mailto:property@dartandpartners.com)

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