



- A GOOD SIZED DETACHED 1930'S BUILT PROPERTY
- ENTRANCE PORCH AND CLOAKROOM/WC
- FREE FLOWING RECEPTION/SITTING ROOM
- DINING ROOM, KITCHEN
- GROUND FLOOR BEDROOM/STUDY AND BATHROOM
- THREE FIRST FLOOR BEDROOMS
- FOUR PIECE MODERN BATHROOM
- SOME GOOD VIEWS, MATURE GARDENS AND GARDEN ROOM
- DRIVEWAY PARKING AND TWIN GARAGES

**Exeter Road, Teignmouth, TQ14 9JG**

**£550,000**

A detached 1930's-built property set within around a mile of the town centre and promenade. Entrance porch, Cloakroom/WC, free-flowing reception/sitting room, dining room, modern kitchen, ground floor bedroom/study and ground floor bathroom. Three good sized first floor bedrooms, modern bathroom, mature gardens, driveway, garage and garden room.



## Property Description

### LOCATION

The Croft is conveniently set in a good position within around a mile of the town centre and promenade. Teignmouth is positioned on the lovely South Devon coastline, approximately 13 miles from the cathedral city and county town of Exeter. There is a fine promenade with sandy beaches, including a classic crescent of imposing Georgian buildings. There are boating opportunities on the estuary and the "back beach" has a selection of pubs and restaurants in a superb marine setting. The town has a wide variety of independent shops and cafes, along with several excellent public houses. There is a supermarket on the west side of the town, along with a recently opened theatre and bowling club close to the sea front. Teignmouth has several primary schools, along with a well-regarded secondary school/Community College, and Trinity School, being a private school offering both primary and secondary education. There is a mainline railway station offering a direct link to London Paddington. The junction to the A380 via the B3192 is just under 5-miles away, which can be used to access the A38 and the M5, offering an easy commute to Exeter and beyond.

### DESCRIPTION

The Croft is a detached 1930's built property with flexible, family-sized accommodation. There is an entrance porch with a cloakroom/WC leading off. This space opens to the free-flowing reception/sitting room, an attractive triple aspect space with a bay window and a feature fireplace with a marble surround. There is a good sized separate dining room and a modern kitchen. Also at ground floor level there is a lobby area opening to a ground floor bedroom/study and a bathroom, with the lobby having access to the outside, thus meaning that these spaces could potentially serve as an informal





annexe at ground floor level if required. At first floor level there are three good sized bedrooms, two of which have westerly views towards Dartmoor and there is a modern four-piece bathroom. Outside there are attractive mature gardens to the front and rear and a useful under house garden room. There is ample driveway parking and there are tandem garages.

To the front of the property there is an attractive paved entrance area. A timber effect uPVC entrance door with coach lamp beside opens to the....

### **ENTRANCE PORCH**

With multiple uPVC opaque double glazed panels. A door opens to the cloakroom and a uPVC double glazed door opens to the sitting room.

### **CLOAKROOM WC**

With a WC, a corner mounted wash hand basin with tiled surround, a tiled floor and a small radiator.

### **RECEPTION/SITTING ROOM**

An attractive triple aspect free flowing space with stairs with a uPVC double glazed window above rising to the first floor having an understairs cupboard beneath. There is a front facing uPVC double glazed window overlooking the front garden with double radiator beneath and a side facing uPVC double glazed bay window with some outlook, along with two rear facing uPVC double glazed windows overlooking the back garden. Additionally there is a feature, period style fireplace with a marble surround, a raised hearth with fender and a cast iron arch inset where a grate can be set for an open fire. Two further radiators and timber effect flooring.



## DINING ROOM

With a rear facing uPVC double glazed window having some outlook over the back garden and the surrounding area towards countryside in the distance, timber effect flooring, a double radiator and there is ample space for a large dining table and chairs.

## KITCHEN

With two front facing uPVC double glazed windows overlooking the front garden and also having views towards countryside in the distance. The kitchen is fitted with a good range of floor and wall mounted units with feature cream coloured cupboard door and drawer fronts. There are ample areas of roll edge laminate work surface with feature tiled surrounds and an inset, composite one and a quarter bowl single drainer sink unit with mixer tap. Space and point for an electric cooker with filter over, space for fridge freezer and space for a slimline dishwasher. Spotlights to ceiling, contemporary-style radiator and timber effect flooring. From the kitchen, a timber framed multi-paned glazed door opens to a....

## LOBBY AREA

With a recess having space and plumbing for a washing machine with cupboards above, a small radiator and a uPVC door opening to the front garden. Doors opens to....

## GROUND FLOOR BEDROOM/STUDY

A good sized dual aspect room, currently in use as a home working space with a sloping ceiling having a strip light. uPVC double glazed part opaque windows, radiator and built in cupboards housing a recently refitted Worcester central heating boiler.

## GROUND FLOOR BATHROOM

With a side facing uPVC opaque double glazed window and a three piece suite with tiled surrounds comprising

a panel bath, a WC and a pedestal wash hand basin.

## AGENTS NOTE

The ground floor bedroom and bathroom can loosely combine to create an informal annexe space within the house with its own access.

## FIRST FLOOR LANDING

With timber balustrade and timber panel doors to the principal first floor rooms.

## BEDROOM ONE

A good sized principal bedroom with a uPVC double glazed window having some far reaching views across the surrounding area taking in the Little Haldon hills with Dartmoor in the distance. Radiator and a built in cupboard.

## BEDROOM TWO

Another good sized double bedroom, being dual aspect with rear and side facing uPVC double glazed windows with some good views over the surrounding area towards Dartmoor. Built in recessed cupboard and a radiator.

## BEDROOM THREE

Having a side facing uPVC double glazed window and a radiator.

## FAMILY BATHROOM

A spacious bathroom with a uPVC opaque double glazed window and a window with feature glass bricks. There is a modern four piece suite comprising a deep panel bath with mixer set, a pedestal wash hand basin, a corner set curved shower cubicle with feature tiling and electric shower and a WC. Half height feature tiling to walls, ceramic floor tiles and a ladder style radiator/towel rail. Hinged access to loft space with a pull down ladder. Spotlights to ceiling.

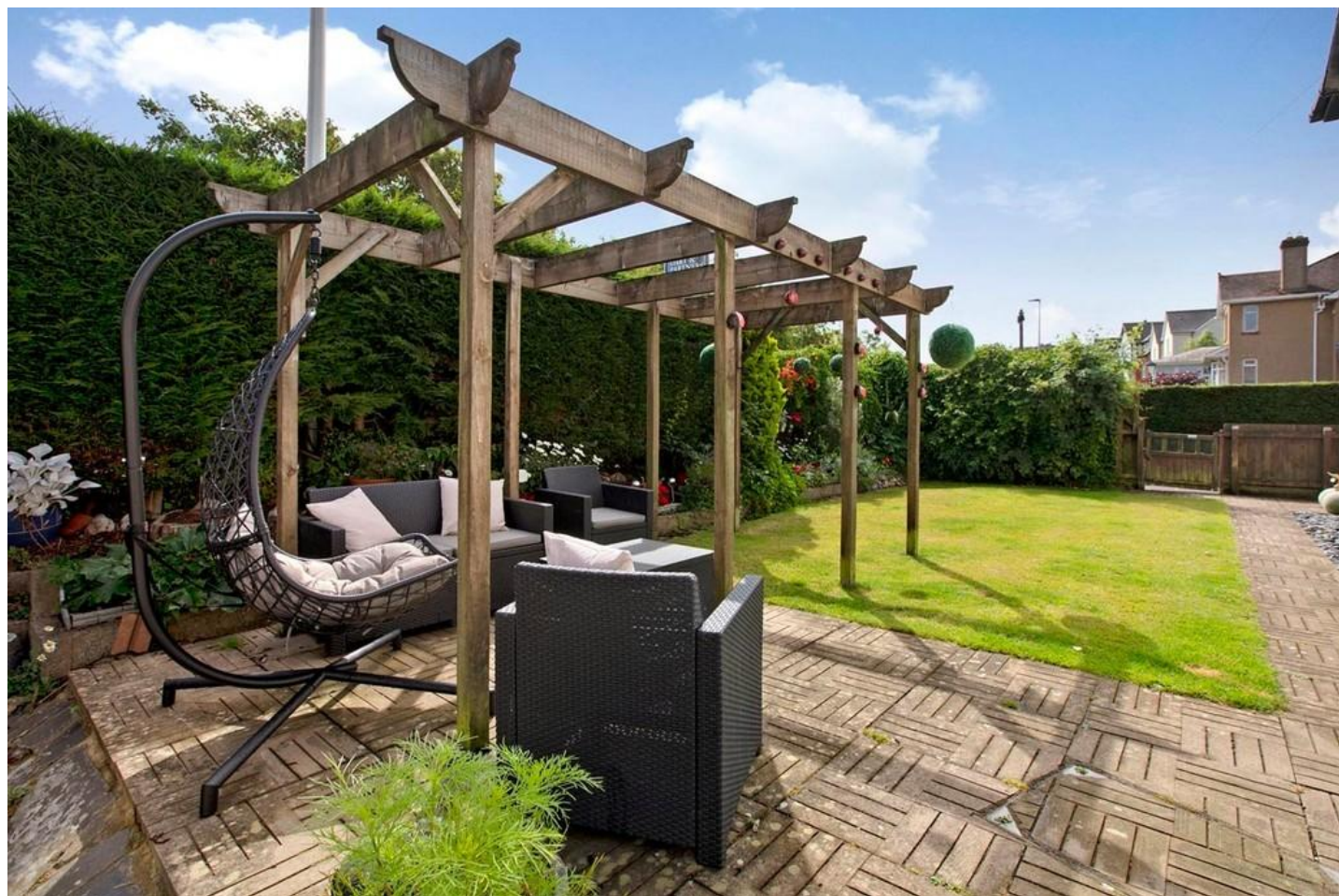
## OUTSIDE

Accessed from Exeter Road, there is a driveway providing PARKING for around three vehicles leading to the TWIN GARAGES with up and over doors, power and light. Outside, to the front of the property there is an attractive mature garden, primarily laid to lawn and feature paving and well stocked raised borders. There is a pergola and the front garden is primarily enclosed by timber fencing, trellis and conifer hedging. There is a paved outdoor entertaining area and a lower set seating area, being laid to artificial grass. Steps descend to a paved area where gated access leads to the side, which is also paved and laid to hardstanding and with a feature area of raised bedding. Outside to the rear of the property there is an attractive, approximately west facing enclosed back garden, being primarily laid to lawn with a paved pathway and with the back garden being enclosed by panel fencing. Additionally there are mature shrubs and trees, palms and a fuschia. From the outside at the rear, a timber door opens to a useful GARDEN ROOM with windows, power and light. Additionally, further timber door opens to an undercroft.

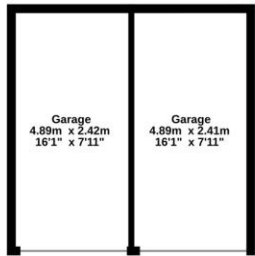
MATERIAL INFORMATION - Subject to legal verification

Freehold  
Council Tax Band E

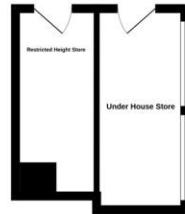
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Garage  
23.7 sq.m. (255 sq.ft.) approx.



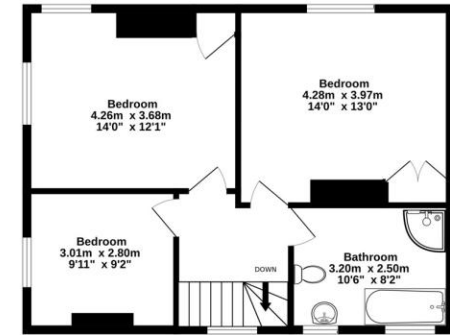
Under House Storage  
13.0 sq.m. (140 sq.ft.) approx.



Ground Floor  
76.0 sq.m. (818 sq.ft.) approx.

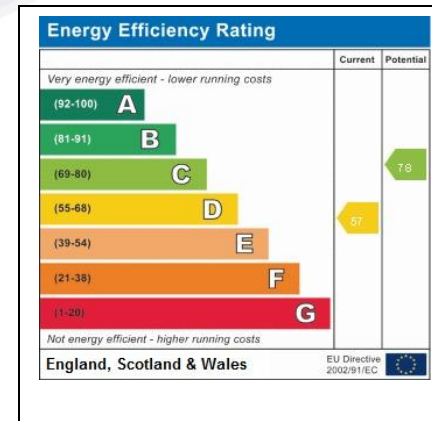


1st Floor  
53.6 sq.m. (577 sq.ft.) approx.



**TOTAL FLOOR AREA : 166.3 sq.m. (1790 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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