



- SEMI DETACHED FAMILY HOME
- LOUNGE, DINING ROOM, CONSERVATORY
- MODERN KITCHEN, CLOAKROOM
- THREE BEDROOMS, FAMILY SHOWER ROOM
- GARAGE & OFF ROAD PARKING
- FRONT AND REAR GARDENS
- EASY ACCESS TO SCHOOLS AND NEARBY NATURE RESERVE
- GOOD COMMUTER LINKS IN AND OUT OF TEIGNMOUTH
- uPVC D/G, GAS CENTRAL HEATING

Higher Coombe Drive, Teignmouth, TQ14 9NL

Guide Price £285,000

A modern semi detached family home in a highly regarded and sought after residential location with easy access to both primary and secondary schools and good commuter links in and out of Teignmouth. Off road parking, garage, enclosed low maintenance gardens to the rear, lounge, dining room, conservatory, modern fitted kitchen, ground floor cloakroom, three bedrooms and a family shower room. uPVC double glazing and gas central heating installed throughout.



Property Description

uPVC obscure double glazed entrance door with corresponding side panels into....

ENTRANCE PORCH

Wood effect tiled flooring, uPVC double glazed door and matching side panel through to....

ENTRANCE HALLWAY

Engineered oak flooring, stairs to first floor, radiator, door to understairs storage cupboard housing a Worcester gas combination boiler providing the domestic hot water supply and gas central heating throughout the property, door into cloaks cupboard with hanging rail and fitted shelving, doors to....

LOUNGE

Continuation of wooden flooring, uPVC double glazed window overlooking the front aspect with views across the nearby Teign Valley nature reserve, radiator, doorway through to....

DINING ROOM

Radiator, uPVC double glazed door and window accessing the conservatory and with views to the enclosed rear garden. Door through to....

KITCHEN

Also access from the entrance hallway. Modern fitted kitchen with range of cupboard and drawer base units under laminate rolled edge worksurfaces, white ceramic one and a half bowl drainer sink unit with mixer tap over, integrated brushed chrome electric oven and matching ceramic four ring hob with chimney style extractor over, corresponding eye level units, uPVC double glazed window with outlook through the conservatory to the rear garden, radiator. Door through to....

REAR PORCH

With uPVC double glazed door through to....

GROUND FLOOR CLOAKROOM

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





From the dining room, door to....

CONSERVATORY

Of uPVC construction with window and door with outlook and giving access to the rear garden, courtesy lighting and power.

From entrance hallway, stairs rising to....

FIRST FLOOR LANDING

With hatch and access to loft space, uPVC double glazed window to side aspect, door to linen cupboard with slatted shelving, doors to....

BEDROOM 1

uPVC double glazed window overlooking the front aspect with far reaching rural views extending from Haldon Moor, across the nearby Coombe Valley nature reserve in a westerly direction to rural Bishopsteignton and open farmland beyond. Radiator, door to a built in wardrobe with hanging rail and fitted shelving.

BEDROOM 2

uPVC double glazed window overlooking the rear garden, radiator, door to built in wardrobe with hanging rail and shelving.

BEDROOM 3

uPVC double glazed window to front aspect with similar views to bedroom 1, radiator, fitted wardrobes.

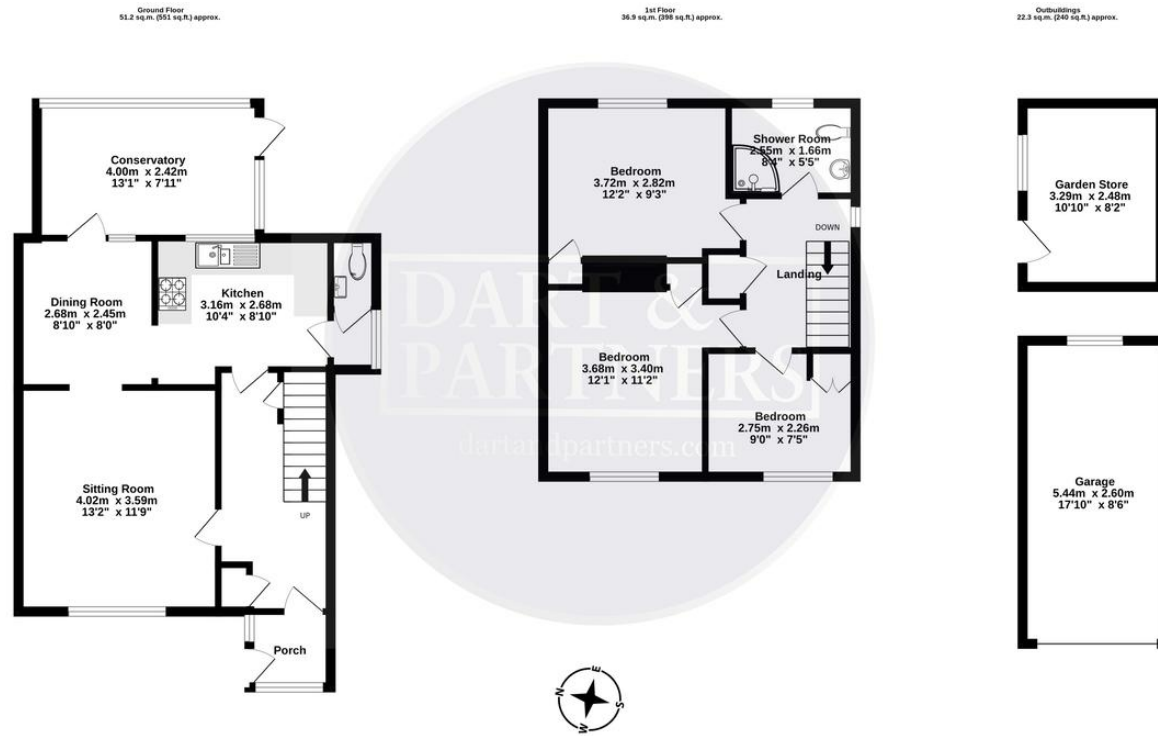
FAMILY SHOWER ROOM

Part tiled walls, uPVC double glazed window, shower cubicle with glazed screen and sliding door, fitted dual function shower, WC with concealed plumbing set into a high gloss vanity unit housing a wall hung wash hand basin, ladder style towel rail/radiator, fitted extractor.

OUTSIDE

To the front is an open and gently sloped lawn, bordered by paved steps leading to the main entrance. Paved terrace and a concrete driveway providing off road parking and leading to detached linked garage, gated access to the rear garden, also





TOTAL FLOOR AREA : 110.5 sq.m. (1189 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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accessed via the conservatory. A pathway extends along the side of the garage with covered storage area, further outbuilding/workshop with uPVC double glazed window, external water and power supply. The rear gardens have been designed with ease of maintenance in mind with two paved terraces. The rear gardens enjoy the passage of the sun throughout the day and an outlook over the nearby countryside. Raised and retained flower bed with mature trees and Torbay Palm.

GARAGE

Up and over door, power and lighting.

MATERIAL INFORMATION - Subject to legal verification

Freehold
Council Tax Band C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements