



- MODERN DETACHED EXTENDED FAMILY HOME
- SOUGHT AFTER RESIDENTIAL LOCATION
- OPEN PLAN RECEPTION/LOUNGE DINING ROOM
- ENTRANCE PORCH, INNER HALLWAY
- GROUND FLOOR CLOAKROOM, GROUND FLOOR BEDROOM/PLAYROOM/OFFICE
- MODERN FITTED KITCHEN, UTILITY
- FOUR FIRST FLOOR BEDROOMS, TWO BATHROOMS
- FRONT AND REAR GARDENS
- EXTENSIVE OFF ROAD PARKING, GARAGE

Howard Close, Teignmouth, TQ14 9NW Guide Price £425,000

A modern detached and extended family home situated in a highly sought after regarded residential location, in close proximity to the Coombe Valley nature reserve and with easy access to both primary and secondary schools and with good commuter links in and out of Teignmouth. The tastefully decorated accommodation briefly comprises; free flowing reception area (lounge/dining room) with access to the rear gardens, modern fitted kitchen, utility, ground floor cloakroom, ground floor bedroom/playroom/office, four first floor bedrooms, two bathrooms, front and rear gardens, extensive off road parking provided by an attractive brick paved driveway leading to an attached garage.



Property Description

A modern detached and extended family home situated in a highly sought after regarded residential location, in close proximity to the Coombe Valley nature reserve and with easy access to both primary and secondary schools and with good commuter links in and out of Teignmouth. The tastefully decorated accommodation briefly comprises; free flowing reception area (loung/dining room) with access to the rear gardens, modern fitted kitchen, utility, ground floor cloakroom, ground floor bedroom/playroom/office, four first floor bedrooms, two bathrooms, front and rear gardens, extensive off road parking provided by an attractive brick paved driveway leading to an attached garage.

uPVC obscure double glazed entrance door with leaded lattice work into...

ENTRANCE PORCH uPVC obscure double glazed windows, obscure multi-paned door leading to...

FREE FLOWING RECEPTION

LOUNGE AREA uPVC double glazed window overlooking the front aspect and approach, radiator, feature fireplace with inset electric fire. Open through to...

DINING AREA uPVC double glazed sliding patio doors with outlook and access onto the enclosed private rear gardens. Radiator. Doorway through to...

INNER HALLWAY Stairs rising to first floor. Door to useful under stairs storage cupboard.

GROUND FLOOR CLOAKROOM Low level WC, wall hung wash hand basin, fitted extractor.

KITCHEN Modern fitted kitchen with range of high gloss cupboard and drawer base units under counter top with sunken stainless steel circular sink with mixer tap over, integrated dishwasher, under counter appliance space, ceramic four ring induction hob, chimney style extractor over,





corresponding eye level units, larger style unit housing integrated fridge and freezer, brushed chrome electric oven. Recessed spotlighting, uPVC double glazed window overlooking the front aspect with views to open farmland.

UTILITY ROOM Quarry tiled flooring, uPVC double glazed window overlooking the rear gardens, uPVC obscure double glazed door with access to rear, radiator, counter top, space and plumbing for washing machine, space for tumble dryer, further appliance space.

GROUND FLOOR BEDROOM/PLAYROOM/OFFICE uPVC double glazed window to rear aspect with views into the enclosed gardens, radiator, recessed spotlighting.



From the inner hallway, stairs rise and split to TWO FIRST FLOOR LANDING AREAS.

FIRST LANDING AREA Hatch and access to loft space. Doors to...

FAMILY BATHROOM Panelled bath with fitted Mira rain shower, pedestal wash hand basin, low level WC, radiator, two obscure uPVC double glazed windows, radiator/towel rail, part tiled walls. Door to linen. cupboard with slatted shelving

BEDROOM uPVC double glazed window overlooking the front aspect with pleasant views over the Coombe Valley nature reserve towards Haldon moor. Radiator.



BEDROOM uPVC double glazed window overlooking the rear aspect and gardens, radiator.

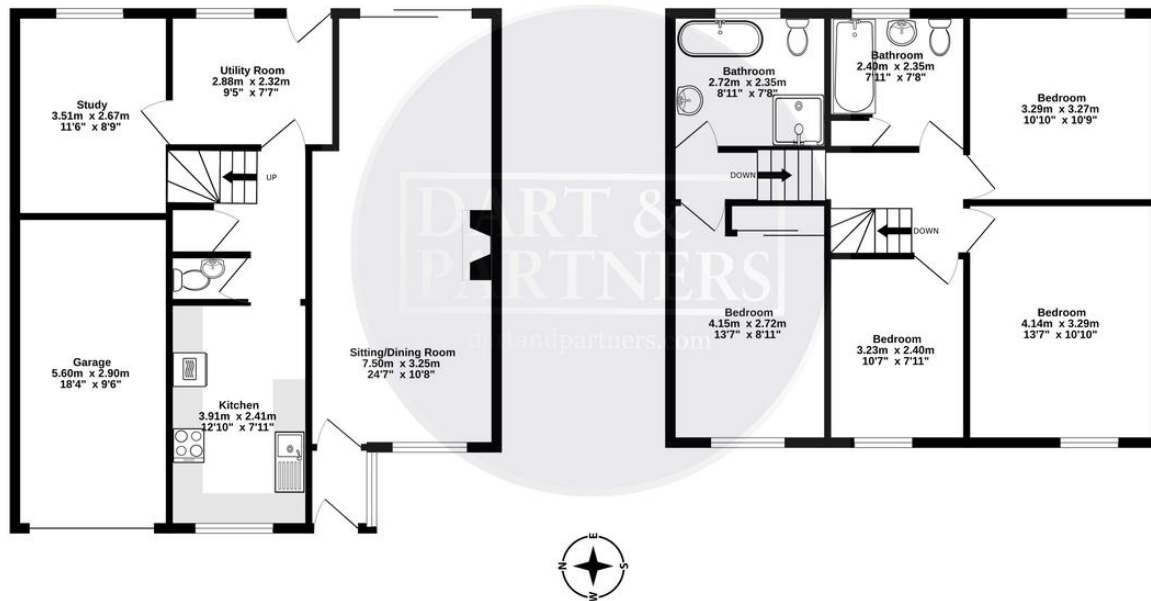
BEDROOM uPVC double glazed window overlooking the front aspect enjoying the aforementioned rural views. Radiator.

SECONDARY LANDING uPVC double glazed window to side aspect with rural view. Door to...

BEDROOM uPVC double glazed window to front aspect, radiator, recessed spotlighting, fitted wardrobes with mirror fronted sliding doors, hanging rails, fitted shelving.

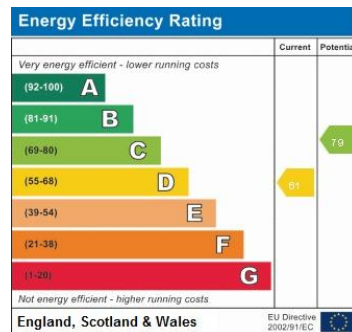
Ground Floor
70.5 sq.m. (759 sq.ft.) approx.

1st Floor
62.4 sq.m. (671 sq.ft.) approx.



TOTAL FLOOR AREA : 132.9 sq.m. (1430 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.
Made with Metropix ©2023



FAMILY BATHROOM Four piece suite with rolled edge double ended bath tub with centralised mixer tap, low level WC, wash hand basin set into high gloss vanity unit, shower cubicle with glazed sliding door/screen, fitted dual function shower, ladder style towel rail/radiator, recessed spotlights, fitted extractor, part tiled walls, tiled flooring.

OUTSIDE The property is approached over an attractive double width and depth brick pavia driveway providing extensive OFF ROAD PARKING and leading to an ATTACHED GARAGE. The front gardens consist of a gently sloped lawn. The rear gardens, accessed via the reception and utility, open onto an enclosed decked area with courtesy lighting. Being fully enclosed is ideal for those with small children/pets. Gated access through to a side garden with raised retained slate bed and mature trees. External water supply. Hardstanding with external power. Steps lead up to a raised enclosed lawn, also accessed via the decking and bordering the lawn is a paved patio/seating area. The garden enjoy the passage of the sun throughout the day. The upper lawn is fully enclosed offering a high degree of privacy and seduction. A decked pathway to the side of the property leads to a covered external storage area.

GARAGE With metal up and over door, power and lighting, wall mounted Vaillant gas boiler providing the domestic hot water supply and gas central heating throughout the property.

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



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

www.dartandpartners.com
01626 772507
property@dartandpartners.com

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