



- SUBSTANTIAL FAMILY HOME
- HOME & INCOME PLUS ANNEXE POTENTIAL
- LOUNGE, DINING ROOM
- G/F BEDROOM & BATHROOM
- 3 FIRST FLOOR BEDS, NURSERY/DRESSING ROOM
- ANNEXE POTENTIAL WITH RECEPTION & KITCHEN
- DETACHED STUDIO/HOLIDAY ACCOMMODATION
- GARDENS, PARKING, WORKSHOP

Heywoods Road, Teignmouth, TQ14 8LN

OIEO £535,000

A substantial family home offered in immaculate decorative order offering annexe potential plus detached studio holiday accommodation. Gardens, parking, workshop, gas central heating, double glazing. Tucked-away location with easy walking distance to town centre, seafront, promenade and mainline railway station.



Property Description

"Sopershay" is a versatile, spacious property with extensive accommodation over two levels which provides a substantial family home, with annexe potential with a successful detached holiday studio within the grounds in a tucked away, yet convenient location just a short walk from Teignmouth town centre, seafront, beaches and main line railway station, with extensive parking and gardens, offered in immaculate decorative order throughout with over 2000 sq ft of accommodation.

uPVC double glazed stable door through to....

MODERN FITTED KITCHEN

Comprehensive range of cupboard and drawer base units under a laminate rolled edge work surface incorporating a ceramic one and a half bowl sink unit with mixer tap over, attractive tiled splashbacks, ceramic four ring electric hob, integrated brushed chrome double oven, recessed shelving, corresponding eye level unit with a concealed extractor hood, undercounter lighting, uPVC double glazed window overlooking the front aspect approach, integrated fridge, two integrated freezers, plate rack and display shelving, radiator, recessed spotlighting, door to a larder with fitted shelving, doors to....

DUAL ASPECT LOUNGE

uPVC double glazed window to front aspect and uPVC double glazed window overlooking the enclosed rear gardens, two radiators, inter-connecting door through to....

DINING ROOM

Also accessed from the kitchen. uPVC double glazed window and sliding patio doors with outlook and access onto the rear sun terrace and garden, recessed spotlighting, radiator, multi-paned double doors through to....

INNER HALLWAY

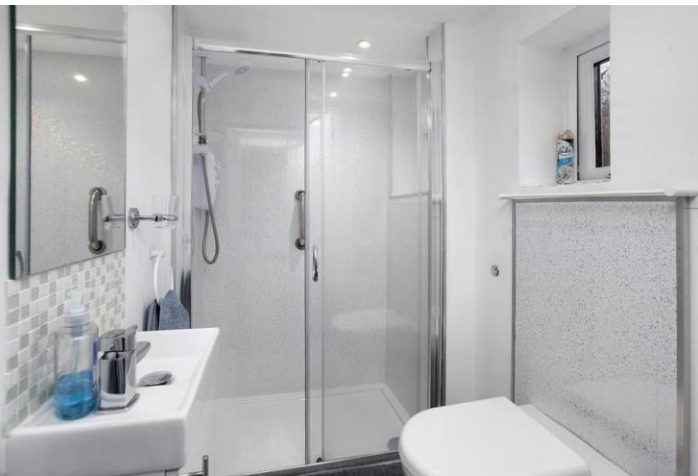
Door to airing cupboard with factory lagged hot water cylinder and slatted shelving, door to cloaks cupboard, door to....

JACK 'N' JILL BATHROOM

Fully tiled with suite comprising bath, separate double shower cubicle with glazed screen and sliding door, WC with concealed plumbing, wash hand basin set into vanity unit, uPVC obscure double glazed window, shaver socket, illuminated mirror, radiator, medicine cabinet, fitted extractor, door through to....

GROUND FLOOR BEDROOM





Also accessed via the inner hallway. Dual aspect with uPVC double glazed window with pleasant outlook into the rear garden, radiator, doors to built in wardrobes with hanging rail and shelving.

From inner hallway, door through to...

ADDITIONAL GROUND FLOOR ACCOMMODATION

Providing annexe potential. Independent access via a uPVC double glazed entrance door with uPVC double glazed window into...

ENTRANCE HALLWAY

Stairs to upper floor, cupboard housing wall mounted Potterton gas boiler, radiator, door to useful understairs utility cupboard with plumbing for washing machine and further appliance space, door to...

GROUND FLOOR CLOAKROOM

Walls tiled to dado height with a uPVC obscure double glazed window, low level WC and wash hand basin, door to...



KITCHEN/BREAKFAST ROOM

Modern high gloss cupboard and base units under laminate rolled edge work surface, one and a half bowl drainer sink unit with mixer tap over, ceramic hob with chimney style extractor over, integrated fridge and double oven, metro style tiled splashbacks, corresponding eye level units, radiator, space for table and chairs, uPVC double glazed window overlooking the front gardens.

From the entrance hallway, stairs rise to...

FIRST FLOOR LANDING

Velux window with front aspect, hatch and access to loft space, recessed spotlighting, doors to...



BEDROOM

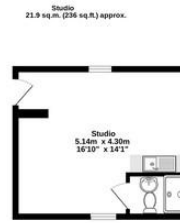
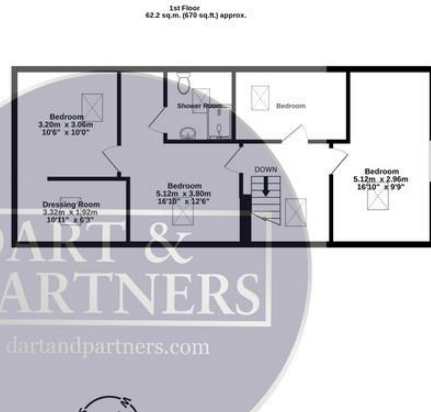
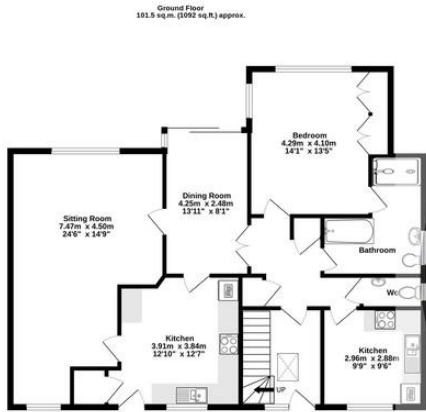
uPVC double glazed window to side aspect looking into the side garden, velux window with fitted blinds, radiator, hatch to eaves storage.

BEDROOM

Velux window with inset blind, radiator, door through to loft space. Dresser with recessed shelving.

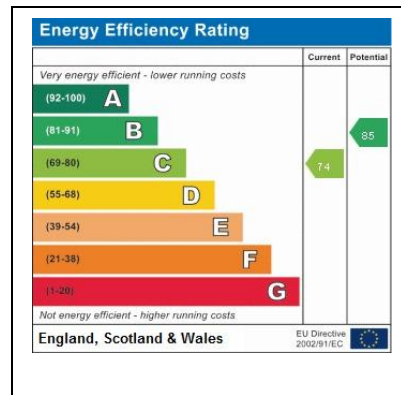
RECEPTION ROOM

Velux window with inset blinds to front aspect, radiator, two hatches through to eaves storage, door to...



TOTAL FLOOR AREA : 185.6 sq.m. (1998 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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SHOWER ROOM

Obscure glazed velux window, shower cubicle with glazed sliding doors and screen, fitted shower, radiator, WC, wash hand basin.

BEDROOM

Velux window with inset blinds to rear aspect, radiator, doorway through to....

NURSERY/DRESSING ROOM

Velux window with inset blind, radiator.

OUTSIDE

The property is approached over a tarmac driveway providing extensive off road parking and beyond the studio there is a short flight of steps with attractive glazed balustrading to a paved terrace leading to the entrance doors. From the paved terrace there is a front lawn with timber summerhouse. External power supply, courtesy lighting, an area of artificial grass, door through to WORKSHOP with power and light, uPVC double glazed window overlooking the side garden. From the paved terrace there is gated access to the side and rear gardens, also accessed via the dining room. A paved pathway continues along the side garden with raised retained flower bed, tiled steps up to a formal lawn with gravel bed, outside water tap. The rear garden consists of a further level lawn bordered by well stocked raised flower beds, a paved sun terrace/seating area, further external power supply. The garden enjoys the passage of the sun throughout the day. Located to the front of the property is a....

DETACHED STUDIO

Currently used as a successful Air BNB providing an instance home and income with entrance door through to an open plan accommodation with reception area, kitchenette, bedroom and a modern fitted shower room, electric heating. The is an additional parking area to the side of the studio.

MATERIAL INFORMATION - Subject to legal verification

Freehold

Council Tax Band D



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