



- DELIGHTFUL WELL PRESENTED FAMILY HOME
- SITUATED IN POPULAR DEVELOPMENT BACKING ONTO WOODLAND
- CONVENIENTLY LOCATED FOR SCHOOLS AND COMMUTER LINKS
- RECEPTION ROOM WITH ACCESS ONTO SUN TERRACE
- SUPERB RURAL VIEWS
- KITCHEN BREAKFAST ROOM
- TWO DOUBLE BEDROOMS, MODERN FITTED SHOWER ROOM
- ADDITIONAL VERSATILE ACCOMMODATION (FORMER DOUBLE GARAGE)
- ENCLOSED REAR GARDENS, DOUBLE WIDTH DRIVEWAY

## Armada Drive, Teignmouth, TQ14 9NF

Guide Price £325,000

An opportunity to purchase a delightful home situated on the popular Teign Gardens development backing onto Frobisher Woods. Conveniently located in close proximity to both primary and secondary schools, the nearby Teign Valley nature reserve and with good commuter links in and out of Teignmouth. The accommodation affords; a large reception area with wood burner and with superb rural views opening to a raised sun deck, kitchen breakfast room, rear porch, two double bedrooms, modern fitted shower room, double width driveway, additional versatile accommodation (formerly the double garage), appealing landscaped enclosed rear gardens backing onto woods with superb rural views.



## Property Description

Composite entrance door with inset glazing open through to...

### RECEPTION ROOM

LVT flooring, two radiators, uPVC double glazed sliding patio door with access onto a raised **SUN TERRACE** and enjoying superb rural views across the nearby Coombe Valley nature reserve extending towards Haldon moor and rural Bishopsteignton. Recessed fireplace with inset log burner. Squared arch through to...

### KITCHEN/BREAKFAST ROOM

Continuation of the laminate flooring, range of cupboard and drawer base units under laminate rolled edge work surfaces, one and a half bowl stainless steel drainer sink unit with mixer tap over, plumbing for washing machine, space for cooker, further appliance space, space for upright fridge freezer, radiator, breakfast bar, tiled splash backs, corresponding eye level units with extractor hood, uPVC double glazed window overlooking the rear gardens, obscure uPVC double glazed door into...

### REAR PORCH

uPVC obscure double glazed door leading to the enclosed rear gardens.

### INNER HALLWAY

Hatch and access to loft space, door to useful cloaks/storage cupboard. Doors to...

### BEDROOM ONE

uPVC double glazed window overlooking the front aspect and approach enjoying the aforementioned rural views, radiator.

### BEDROOM TWO

uPVC double glazed French patio doors with outlook and access onto the enclosed rear gardens and overlooking Frobisher woods. Radiator.

### SHOWER ROOM

Modern fitted shower room with suite comprising shower





cubicle with tiled recessed shelving, glazed shower screen, rain shower plus additional hand held attachment, drying area, low level WC, wash hand basin set into vanity unit, tiled splash back, smoked obscure double glazed window, ladder style towel rail/radiator, fitted extractor, tiled flooring, part tiled walls.

### OUTSIDE

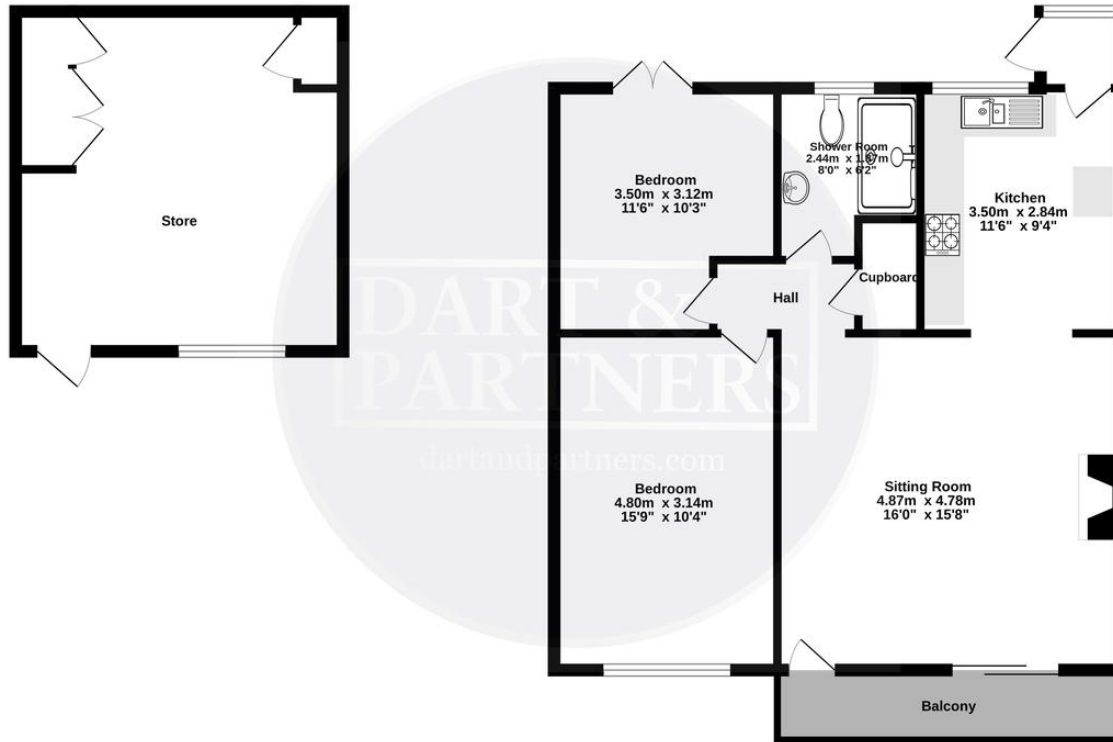
The property is approached over an attractive brick paved **DOUBLE DRIVEWAY**. A paved pathway divides a stone and gravel and leads to steps up to the main entrance. On the driveway there is a door to an **EXTERNAL STORE ROOM**. A uPVC obscure double glazed door leads to the former double garage, currently configured as a **VERSATILE ADDITIONAL ROOM** ideal for a studio/home office/gym etc and could provide ancillary accommodation to the main property. Potential for conversion to an Airbnb providing home and income. Doors to fitted storage cupboards, door to boiler cupboard housing wall hung Worcester gas boiler providing the domestic hot water supply and gas central heating throughout the property. Radiator, uPVC double glazed window overlooking the front aspect. Enclosed side garden laid to gravel with gated access to the rear gardens. From the rear porch is a uPVC obscure double glazed door leading to the enclosed rear gardens which consist of a paved patio/seating area with gravel bed/drying area. External water tap. Steps leading to a paved sun terrace with decked seating, enjoying delightful rural views across the Coombe Valley towards Haldon moor. An upper lawned garden enjoys extensive rural views and the passage of the sun throughout the day, and backs onto protected woodland. Two tiered deck with glazed balustrading taking advantage of the aforementioned views. Hardstanding with garden shed and mature trees.



(To the left hand side of the bungalow there is a door giving access to a shared service alley which leads to the rear gardens)

Ground Floor  
22.5 sq.m. (242 sq.ft.) approx.

Entrance Floor  
67.0 sq.m. (721 sq.ft.) approx.

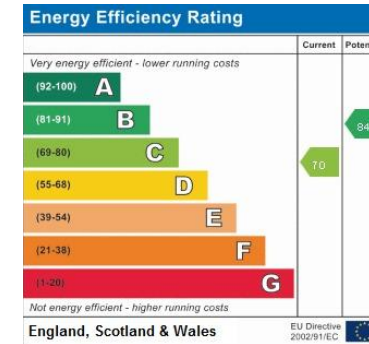


**TOTAL FLOOR AREA : 89.5 sq.m. (963 sq.ft.) approx.**

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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MATERIAL INFORMATION - Subject to legal verification

Freehold  
Council Tax Band C



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