



- DETACHED FAMILY HOME IN HIGHLY REGARDED CUL DE SAC
- SITTING/DINING ROOM
- KITCHEN BREAKFAST ROOM
- THREE BEDROOMS
- MODERN FITTED SHOWER ROOM, CLOAKROOM WC
- PARKING, GARAGE
- FRONT AND REAR GARDENS
- SUPERB RIVER AND RURAL VIEWS

St. Marys Road, Teignmouth, TQ14 9LY

Guide Price £365,000

Opportunity to purchase a detached family home situated towards the end of a highly regarded cul de sac. The property enjoys superb views over the Coombe Valley towards Haldon Moor and across the river Teign estuary, inland through Ringmore and inland towards Dartmoor. The property gives easy access to both primary and secondary schools and enjoys a good sized rear garden and sun terrace. Accommodation briefly comprises; sitting/dining room, kitchen breakfast room, three bedrooms, modern shower room, cloakroom WC, parking, garage, front and rear gardens, river and rural views.



Property Description

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

ENTRANCE HALLWAY

Stairs to upper and lower levels, radiator. Doors to...

BEDROOM THREE

uPVC double glazed windows overlooking the front gardens and aspect, radiator.

CLOAKROOM

uPVC obscure double glazed window, radiator. Door through to WC. Fully tiled with uPVC obscure double glazed window, radiator, low level WC, pedestal wash hand basin.

Stairs descend to the main living area.

SITTING/DINING ROOM

Triple aspect with uPVC double glazed window to the side, uPVC double glazed door with outlook and access onto rear patio and gardens, uPVC double glazed window over the rear gardens with superb panoramic views extending from Haldon moor, across the Coombe Valley nature reserve to rural Bishopsteignton, across west Teignmouth into the river Teign estuary to Ringmore and open farmland beyond, along the Teign estuary inland towards Dartmoor. Two radiators, feature natural stone fireplace with corresponding display area, inset gas fire, polished wooden mantle over. Multi-paned door through to...

KITCHEN/BREAKFAST ROOM

Tiled walls and flooring, range of cupboard and drawer base units under laminate rolled edge work surfaces, corresponding eye level units, under counter appliance spaces, space for table and chairs, radiator, cupboard housing wall hung Glow Worm gas boiler providing the domestic hot water supply and gas central heating throughout the property, uPVC window overlooking the rear gardens and enjoying the aforementioned views, uPVC obscure double glazed door giving access to a side pathway.





From the entrance hallway, stairs rising to the...

UPPER LANDING

Hatch and access to loft space. Door to linen/storage cupboard. Doors to...

BEDROOM

uPVC double glazed window enjoying the panoramic rural and river views, radiator.

BEDROOM

uPVC double glazed window enjoying the river and rural views, radiator. Sliding doors to built in wardrobes with hanging rail and fitted shelving.



AIRING CUPBOARD

With factory lagged hot water cylinder, slatted shelving over.

SHOWER ROOM

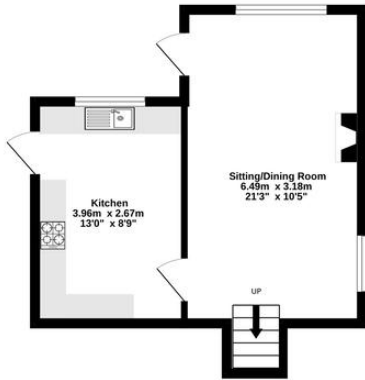
Modern fitted shower room with uPVC obscure double glazed window, ladder style towel rail/radiator, WC, wash hand basin set into attractive vanity unit with corresponding cupboards, splashback and mirror fronted medicine cabinet, tiled shower enclosure with glazed shower screen, fitted shower and drying area.

OUTSIDE

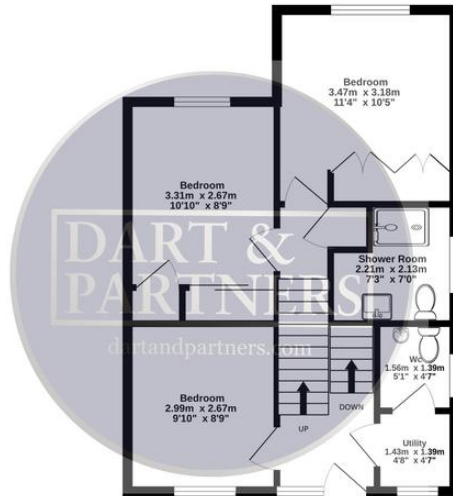
Concrete driveway providing **OFF ROAD PARKING** and leading to a **DETACHED GARAGE**. Gently sloped pathway through the front gardens to the main entrance, designed with ease of maintenance in mind with raised retained slate beds, well stocked with a variety of shrubs and evergreens. Natural hedge border. Gated access from both sides of the property which lead to the rear gardens. The rear gardens consist of a large paved patio/sun terrace enjoying delightful views to the river Teign estuary, Ringmore and inland over open farmland towards Dartmoor and with views across the nearby Coombe Valley nature reserve to rural Bishopsteignton extending to Haldon moor. Outside water tap. Hardstanding with timber garden shed. From either side of the sun terrace there is access onto the main lawns which enjoy the aforementioned



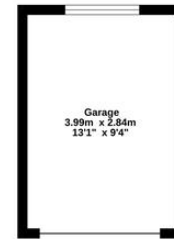
Basement
28.9 sq.m. (111 sq.ft.) approx.



Ground Floor
45.8 sq.m. (188 sq.ft.) approx.



Garage
11.3 sq.m. (122 sq.ft.) approx.



TOTAL FLOOR AREA : 86.0 sq.m. (926 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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views and the passage of the sun throughout the day. Greenhouse. Pathway extending to a lower area of lawn. The rear gardens are well stocked and tended with mature palms amongst other evergreens.

DETACHED GARAGE

Metal up and over door, overhead storage, uPVC double glazed window to rear.

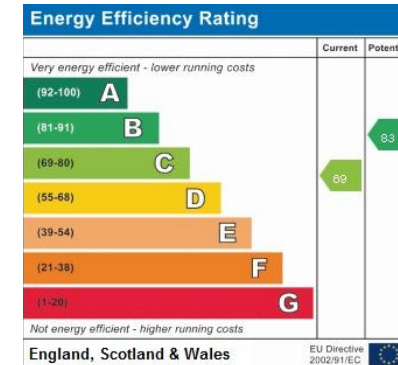
AGENTS NOTE

There is the possibility to extend subject to usual consents. Several of the adjacent houses have created additional accommodation to the rear of the original properties.

MATERIAL INFORMATION - Subject to legal verification

Freehold

Council Tax Band D



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