



- A SUBSTANTIAL DETACHED 2013-BUILT RESIDENCE
- UNDERFLOOR HEATING, RECEPTION HALL AND CLOAKROOM/WC
- STYLISH KITCHEN/DINING ROOM AND SITTING ROOM BOTH OPENING TO A SWEEPING BALCONY
- FOUR FIRST FLOOR BEDROOMS (3 WITH EN SUITES) AND A FAMILY BATHROOM
- 2ND FLOOR PRINCIPAL BEDROOM SUITE WITH BALCONY, DRESSING ROOM AND LUXURY SHOWER ROOM
- LOWER GROUND FLOOR ONE BEDROOM APARTMENT
- TWO DRIVEWAYS AND UNDER HOUSE GARAGE
- GOOD ESTUARY VIEWS AND LANDSCAPED GARDEN

## Grace Gardens, Teignmouth, TQ14 9GW      £1,050,000

A substantial detached 2013-built property set in a select small development within around a mile of Teignmouth's town centre and promenade. Reception hall, cloakroom/WC, stylish kitchen/dining room and sitting room (both opening to balcony.) Four first floor bedrooms (three with en-suites.) Second floor principal bedroom with dressing room and balcony. Ground floor 1-bedroom apartment, two driveways, garage and west-facing garden. Sea and estuary views, PV panels and underfloor heating.



## Property Description

### LOCATION

Grace Gardens is a select small development with a private road approach leading off St Lukes Drive and being set around a mile from Teignmouth's town centre and promenade. The "tucked away" position provides pleasant surroundings and yet offers good access to local schools, amenities and good roads etc. Teignmouth is positioned on the lovely South Devon coastline, approximately 13 miles from the cathedral city and county town of Exeter. There is a fine promenade with sandy beaches, including a classic crescent of imposing Georgian buildings. There are boating opportunities on the estuary and the "back beach" has a selection of pubs and restaurants in a superb marine setting. The town has a wide variety of independent shops and cafés, along with several excellent public houses. There are two supermarkets, along with a recently opened theatre and bowling club close to the sea front. Teignmouth has several primary schools, along with a secondary school/Community College, and Trinity School, being a private school offering both primary and secondary education. The local schools being within easy reach from Grace Gardens. There is a mainline railway station offering a direct link to London Paddington. The junction to the A380 via the B3192 is just under 5-miles away, which can be used to access the A38 and the M5, offering an easy commute to Exeter and beyond.

### DESCRIPTION

Built in 2013, 3 Grace Gardens is a beautifully-presented modern detached property with outstanding accommodation arranged over four levels and with the windows and balconies at the rear of the property having some superb views towards Dartmoor in the west, the Teign estuary and views towards the sea from the upper floor. Externally attractive, the property has brick elevations beneath a slate roof with finials on the ridge and there are photovoltaic panels on the rear elevation. The outside spaces comprise two brick paved driveways which provide ample parking and with the second descending to the underhouse garage, which has an electric entrance door. There are lovely west facing gardens, balconies and terraces, being good spots to contemplate the good views and





surroundings. At entrance level there is a welcoming reception hall with good quality timber effect flooring and under floor heating, which extends throughout the upper three levels of the house. There is a cloakroom/WC and a study/utility room leading off this space. The kitchen/dining room, which provides a wonderful "hub" for the house is extremely spacious. The kitchen area has a high quality range of stylish units with integrated appliances and the kitchen space free-flows to dining and lounge spaces and also opens to the expansive entrance level balcony, thus providing a good sense of inside/outside living. The sitting room is another lovely space, also opening to the entrance level balcony. At first floor level there is a spacious landing and three of the good sized bedrooms have high quality en-suite shower rooms with beautiful travertine tiling. There is also a luxury family bathroom on this level. The second floor functions very much as the principal bedroom suite, with a dual aspect bedroom space benefitting from the outstanding views. There is a dressing room with a high quality range of built-in furniture and a luxury shower room. The lower ground floor of the house can function very much as an apartment, with a sitting/dining room opening to the outside, a modern kitchen with some integrated appliances, a bedroom and a further good quality shower room. The aforementioned integral garage is of a good size and has a utility space leading off, along with a room housing the hot water cylinder and the workings of the underfloor central heating system.

To the front of the property there is a brick paved entrance area from where the entrance canopy with spotlights is approached. The timber effect uPVC door with inset double glazed panels opens to the....

#### RECEPTION HALL

A lovely welcoming space having timber effect flooring with underfloor heating, which extends throughout the entrance level and the upper floors. Feature timber veneer doors to the principal rooms. Stairs with contemporary-style balustrades rise to the upper and descend to the lower floor. Spotlights to ceiling.

#### CLOAKROOM/WC

With feature travertine wall and floor tiles, a wall mounted

wash hand basin and a WC. Timber framed opaque double glazed window.

#### KITCHEN/DINING ROOM

A fantastic and spacious room with timber effect flooring. The kitchen area is comprehensively fitted with a high quality range of floor and wall mounted units with cream coloured "high gloss" cupboard and drawer fronts and extensive areas of granite work surface with matching surrounds. There is an undemounted, one and a quarter bowl stainless steel sink unit with mixer set and good quality integrated appliances include a Smeg ceramic hob with filter over, a Bosch microwave and double oven, a built in fridge/freezer and a dishwasher. Within the kitchen area, a timber framed double glazed window has some good views over the surrounding area and there is an expansive island unit extending to two breakfast bars, also with granite surface, drawers and wine rack beneath and concealed power points. The kitchen area opens to a LOUNGE AREA, from where timber framed French doors open to a large BALCONY laid to composite decking with glass balustrades and from where wonderful views can be enjoyed towards parts of the Teign estuary, Shaldon and Dartmoor in the west. There are spotlights to ceiling throughout this space and the kitchen area also opens to the DINING AREA which has a timber framed double glazed window overlooking the front aspect, along with ample space for a large table and chairs.

#### SITTING ROOM

Another highly appealing room with timber effect flooring and bi-fold doors opening to the aforementioned balcony and also having good views towards the Teign Estuary, Shaldon and countryside beyond.

#### STUDY/UTILITY

With timber effect flooring, a timber framed double glazed window and area of timber effect work surface with cupboards beneath as well as space and plumbing for a washing machine.

#### FIRST FLOOR LANDING

With feature timber veneer doors to the first floor rooms and a turning staircase with feature glass balustrades rises to the

second floor. Airing cupboard with slatted shelving and the manifold for the underfloor heating.

#### FIRST FLOOR BEDROOM ONE

A spacious double bedroom with two timber framed double glazed windows having good views from an elevated perspective over the surrounding area taking in the Teign Estuary, Shaldon, countryside beyond and also having views in the west towards Dartmoor. A timber veneer door opens to the....

#### EN-SUITE SHOWER ROOM

With beautiful travertine floor and wall tiles and a high quality three piece suite comprising a shower cubicle with dual heads and dual controls, a wall mounted wash hand basin with mirror and shaver light above and a WC with medicine cabinet above. Ladder style radiator/towel rack, spotlights to ceiling and extractor fan.

#### FIRST FLOOR BEDROOM TWO

Another good sized room with a timber framed double glazed window having good views towards the Teign estuary, the rolling countryside above Combeinteignhead beyond, as well as views towards Dartmoor.

#### EN-SUITE SHOWER ROOM

With travertine tiling to the floor and walls, a similar high quality suite to that described in bedroom one and an opaque double glazed window.

#### FIRST FLOOR BEDROOM THREE

With a front facing timber framed double glazed window, timber veneer door opening to the...

#### EN-SUITE SHOWER ROOM

Also with a good quality three piece suite similar to those already described along with travertine tiling to the floor and walls.

#### FIRST FLOOR BEDROOM FOUR

Another good size double bedroom with a built in recessed wardrobe and a front facing timber framed double glazed window overlooking the front aspect.

#### SECOND FLOOR LANDING

With a feature glazed balustrade around the stairwell and built in cupboards/wardrobes. Timber veneer doors to....

#### PRINCIPAL BEDROOM

A particularly lovely dual aspect room with timber framed double glazed French doors with matching windows to either side opening to a BALCONY, with glazed balustrades and from where truly breathtaking views can be enjoyed from Dartmoor in the west taking in a broad sweep of the Teign Estuary, the rolling hills towards Shaldon and across Labrador Bay towards the Orestone. A side facing timber framed double glazed window also has fantastic views towards the Little Haldon hills and the Postman's Path.

#### DRESSING ROOM

With this space being beautifully fitted with a comprehensive range of furniture comprising a dressing table, chest of drawer units and cupboards/wardrobes. A Velux window has some good views as described. Spotlights.

#### EN-SUITE SHOWER ROOM

An elegant and spacious en-suite with beautiful travertine tiling to the floor and walls and a high quality three piece suite comprising a large walk-in shower area with glazed screen and shower with dual heads and dual controls, a wall mounted wash hand basin with mirror and shaver point above and a WC. Ladder style radiator/towel rail, timber framed opaque double glazed window, extractor fan and spotlights to ceiling.

#### FAMILY BATHROOM

A spacious bathroom with beautiful travertine floor and wall tiles, spotlights to the ceiling and a high quality three piece suite comprising a part curved panel bath with attached curved shower screen and a shower above having dual heads and dual controls, a wall mounted wash hand basin and a WC. Spotlights, ladder style radiator/towel rail and extractor fan.

#### LOWER GROUND FLOOR LOBBY AREA

With timber veneer door opening to the...

### **GARAGE**

The garage has an electric "up and over" door and is large, providing ample storage. A wall mounted boiler supplies central heating and there is a pump operating the drainage system along with the wall mounted electricity trip switches. Additionally there is a room containing the workings of the central heating system, with the manifold to the underfloor heating and a large pressurized hot water cylinder. There is a further UTILITY/STORE ROOM with plumbing for a washing machine and shelving.

### **THE APARTMENT**

With an INNER HALLWAY having timber effect flooring, spotlights, coat hooks and timber veneer doors to....

### **BEDROOM**

With a side facing timber framed double glazed window and a timber veneer door opening to a useful store room/wardrobe. A further timber veneer door opens to a....

### **SHOWER ROOM**

A three piece shower room, similar to those described in the upper floors room with travertine floor and wall tiles.

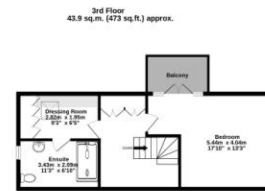
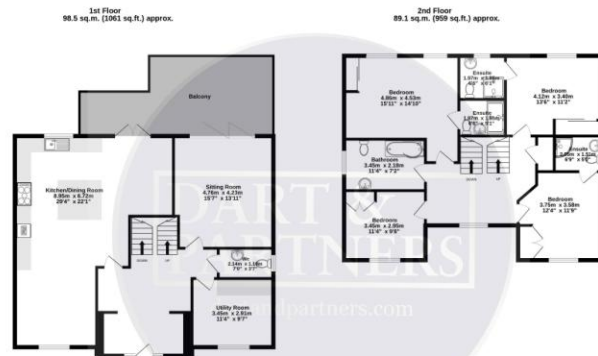
### **LOUNGE/DINING**

With timber framed double glazed French doors opening to and overlooking the back garden and also having some views beyond. Timber effect flooring, wall lights, two radiators and a further timber framed double glazed window overlooks the back garden. A cupboard door opens to an understairs store cupboard.

### **KITCHEN**

With timber effect flooring, a double glazed door opening to the outside and a timber framed double glazed window overlooking the back garden. Fitted with a comprehensive range of floor and wall mounted units with "high gloss" cupboard door and drawer fronts and extensive areas of laminate rolled edge work surface with tiled surrounds and a one and a quarter bowl enamel, single drainer sink unit with mixer tap. Built in four-ring gas hob, built in double oven and microwave and built in fridge/freezer.





**TOTAL FLOOR AREA : 319.0 sq.m. (3434 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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## OUTSIDE

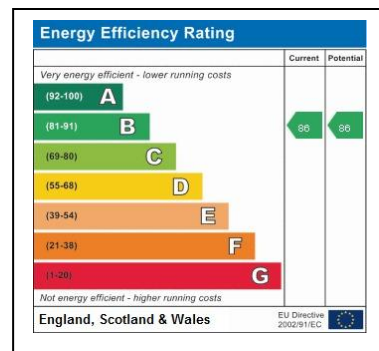
Outside to the front of the property there is an expansive brick paved driveway which in turn leads to the entrance canopy. The driveway is partly enclosed by low level walling and a timber gate opens to steps which descend to the side and rear gardens. Also approached from Grace Gardens there is a further brick paved driveway which has external meter cupboards and opens to the **GARAGE**. A gate with cast iron railings beside opens to the back garden from this area. Immediately behind the property there is a large paved terrace with steps rising to the aforementioned entrance level balcony and with these terraces and balconies providing great options for outdoor entertaining etc. There are external power points, as well as a side garden laid to terraces and stone chippings retained by feature timberwork. Beyond this, the principal area of back garden is laid to lawn. There are mature oak trees and an outside storage shed. From the principal area of garden, steps descend to lower landscaped levels where there are further mature trees and holly trees affording the feel of a pleasant wooded setting and a degree of privacy.

MATERIAL INFORMATION - Subject to legal verification

Freehold

Council Tax Band F

The property has the benefit of Solar Photovoltaic panels and prospective purchasers should take appropriate legal advice with regards to the ownership, feed in tariff payments and any third party agreements that may be in place.



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