



- SEMI DETACHED FAMILY HOME IN POPULAR RESIDENTIAL LOCATION
- SOUTH FACING RIVER, SEA AND RURAL VIEWS
- OPEN PLAN LOUNGE DINING ROOM
- MODERN FITTED KITCHEN BREAKFAST ROOM
- CONSERVATORY/GARDEN ROOM
- THREE BEDROOMS
- FAMILY BATHROOM, GROUND FLOOR WC
- OFF ROAD PARKING, ENCLOSED GARDEN TO REAR

Hutchings Way, Teignmouth, TQ14 9BG

£235,000

A semi-detached three bedroom family home enjoying superb south facing views into the river Teign estuary taking in Shaldon, open farmland beyond, Teignmouth's back beach, the Ness and out to sea. The accommodation briefly comprises; open plan lounge dining room, conservatory/garden room, recently fitted kitchen breakfast room, ground floor cloakroom, three bedrooms, family bathroom. Double drive providing off road parking. Enclosed south facing garden to the rear.



## Property Description

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Covered entrance to a uPVC obscure double glazed entrance door into...

### ENTRANCE HALLWAY

Stairs rising to first floor. Radiator. Doors to...

### LOUNGE/DINER

uPVC double glazed window overlooking the front aspect and approach, radiator, multi-fuel burner with tiled hearth. Squared arch through to...

### CONSERVATORY/GARDEN ROOM

Of brick and uPVC construction, radiator, uPVC double glazed windows overlooking the rear gardens and across neighbouring properties with superb far reaching sea views across Teignmouth taking in the Ness and out to sea, uPVC double glaze door giving access to the rear gardens. Triple walled glass roof with fitted blinds.

### KITCHEN/BREAKFAST ROOM

Recently fitted Wickes kitchen with range of cupboard and drawer base units, integrated dishwasher, sliding shelved units, attractive counter tops with corresponding splash backs, ceramic single drainer sink unit with mixer tap over, instant hot water tap, uPVC double glazed window overlooking the front aspect, under counter lighting, corresponding eye level units with concealed extractor hood, fitted double oven/combination microwave, hatch to under stairs storage, breakfast bar, space and plumbing for washing machine, space for upright fridge freezer, uPVC double glazed window and door with





outlook and giving access onto the rear gardens enjoying views into the river Teign estuary taking in the Ness, to rural Shaldon and out to sea. Door to under stairs store cupboard. Fitted electric kick-board heaters.

#### CLOAKROOM

Low level WC, wall hung wash hand basin, radiator, uPVC obscure double glazed window, wall hung Worcester gas boiler providing the domestic hot water supply and gas central heating throughout the property.

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

#### FIRST FLOOR LANDING

Hatch and access to loft space, uPVC double glazed window with superb south facing views into the river Teign estuary, Teignmouth's back beach and Shaldon, open farmland, taking in the Ness and out to sea. Doors to...



#### BEDROOM ONE

Dual aspect with uPVC double glazed window overlooking the front aspect, uPVC double glazed window taking in the superb aforementioned river, sea and rural views. Radiator, range of mirror fronted fitted wardrobes.

#### BEDROOM TWO

uPVC double glazed window with similar views to bedroom one, radiator.

#### BEDROOM THREE

uPVC double glazed window to front aspect, radiator.

#### FAMILY BATHROOM

White suite comprising curved shower bath with fitted Mira shower, concertina glazed shower screen, tiled to bath/shower enclosure, pedestal wash hand basin, low level WC, ladder style towel rail/radiator, recessed shelving.

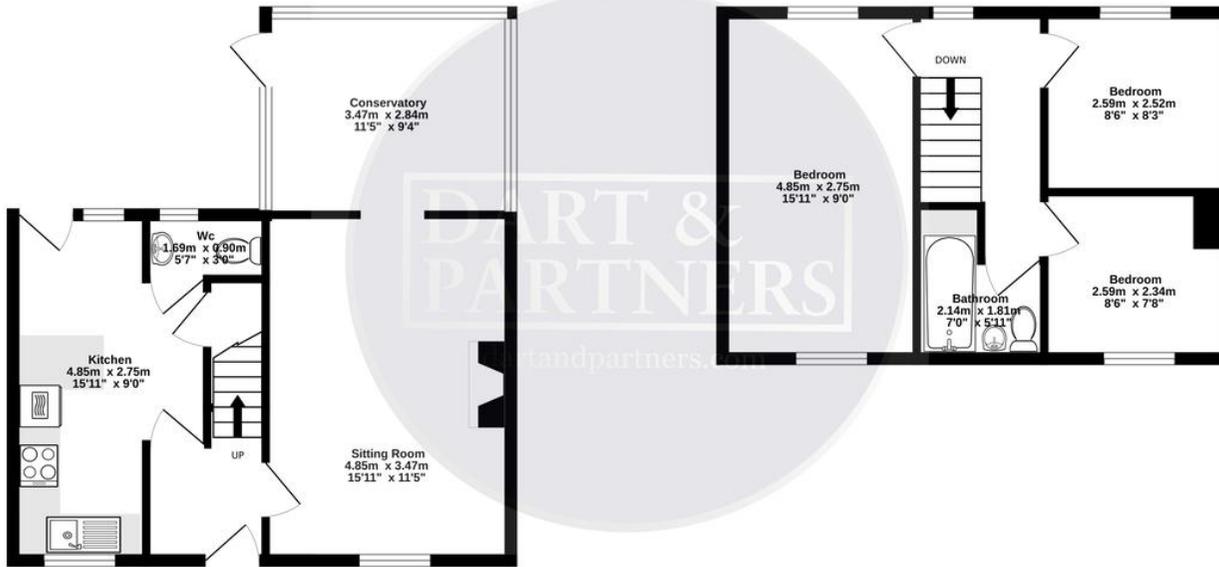
#### OUTSIDE

The front of the property is approached over an attractive brick paved driveway providing OFF ROAD PARKING and leading to the main entrance. In addition there is a concrete



Ground Floor  
43.4 sq.m. (468 sq.ft.) approx.

1st Floor  
34.3 sq.m. (370 sq.ft.) approx.

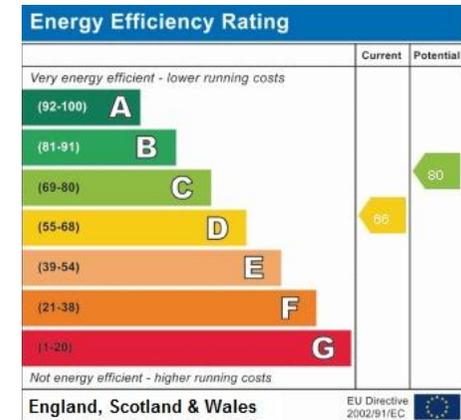


TOTAL FLOOR AREA : 77.8 sq.m. (837 sq.ft.) approx.

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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hardstanding providing ADDITIONAL OFF ROAD PARKING. The front gardens have been designed with ease of maintenance in mind with a small area of artificial lawn. Gated access to a covered side passage. The rear, accessed via the conservatory/garden room or kitchen breakfast room, is an enclosed south facing garden enjoying the passage of the sun with an area of raised deck with timber balustrading enjoying the views to the river Teign, Ness and out to sea. Steps down to an enclosed level lawn and a further decked covered seating area. Courtesy lighting. Outside water tap. Access to covered side passage.



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