



- CONVENIENTLY LOCATED DETACHED HOUSE
- RECEPTION ROOM, KITCHEN BREAKFAST ROOM CONSERVATORY/DINING ROOM
- MAIN BEDROOM WITH EN-SUITE BATHROOM
- BEDROOM TWO WITH EN-SUITE, BEDROOM THREE AT GARDEN LEVEL
- POOL AREA, SAUNA AND GYM
- ANNEXE WITH ONE BEDROOM, RECEPTION, KITCHEN, SHOWER ROOM
- OFF ROAD PARKING, DETACHED GARAGE
- ENCLOSED GARDEN

Gloucester Road, Teignmouth, TQ14 9HN

£500,000

A modern detached house with self contained annexe situated conveniently for Teignmouth town centre, seafront and beaches, and just a short walk from Teignmouth's mainline railway station. Off road parking and detached garage and gardens. The property offers versatile accommodation and briefly comprises; lounge/reception room with enclosed south facing sun terrace, cloakroom, modern fitted kitchen breakfast room, dining room/conservatory, two en-suite bedrooms to the first floor, bedroom three at garden level, family bathroom, indoor swimming pool with sauna and shower, self contained annexe. Offered with tasteful décor throughout with high quality fixtures and fittings.



Property Description

Entrance door with inset obscure glazing and corresponding side screen into...

ENTRANCE VESTIBULE

Wood effect tiled floor. Doors to...

CLOAKROOM

uPVC obscure double glazed window, low level WC, radiator, wash hand basin, display shelving, continuation of tiled flooring.

MAIN RECEPTION

Dual aspect with uPVC double glazed window overlooking the side aspect, uPVC double glazed window and French patio doors, south facing with views into the nearby river Teign estuary taking in the Ness and out to sea. Stairs to upper and lower levels, radiator. Feature arched recess with 14 kilowatt wood burner/stove with top oven. Door through to...

SUN TERRACE

Enclosed south facing sun terrace.

MODERN FITTED KITCHEN

Recently installed modern fitted kitchen with a comprehensive range of cupboard and drawer base units under solid wooden work surfaces, integrated dishwasher, fridge and freezer, three ovens with combination oven/microwave with warming drawer, ceramic five ring induction hob with chimney style extractor over, one and a half bowl drainer sink unit, tiled splash backs, display shelving, uPVC double glazed window overlooking the front aspect and approach, recessed spotlighting, central island with breakfast bar, additional base units with pop up power sockets. Squared arch through to...

CONSERVATORY/DINING AREA

uPVC double glazed windows overlooking the courtyard, uPVC French patio doors with access to the courtyard. Wall mounted electric heater.

From the reception, stairs up to the...





FIRST FLOOR

Doors to...

MAIN BEDROOM SUITE

Dual aspect BEDROOM with uPVC double glazed window to side aspect, south facing uPVC double glazed French patio doors with Juliet balcony enjoying appealing views into the river Teign estuary taking in Teignmouth's back beach, the Ness and out to sea. Radiator, doors to built in wardrobes with hanging rail and fitted shelving. Door to walk-in wardrobe with hanging rails and shelving. Door to...

EN-SUITE BATHROOM

uPVC double glazed window, P-shaped shower bath with mixer tap and fitted rain shower and additional hand held attachment, glazed shower screen, fitted extractor, recessed spotlighting, wash hand basin set onto vanity unit, low level WC, ladder style towel rail/radiator.

BEDROOM TWO

Dual aspect with uPVC double glazed window to front and rear aspects, radiator, fitted wardrobes, chest of drawers, dressing table/desk. Door to...

EN-SUITE SHOWER ROOM

Shower cubicle with sliding glazed door and screen, fitted rain shower, ladder style towel rail/radiator, WC, wash hand basin, mirror fronted medicine cabinet, fitted extractor, recessed spotlighting.



From the reception, stairs down to the GARDEN LEVEL.
(Currently divided into a separate unit)

INNER HALLWAY

Electric heater. Hatch to under stairs store cupboard. Dado rail. Doors to...

BEDROOM THREE

uPVC double glazed French patio doors with outlook and giving access to the enclosed gardens. Radiator. Door to walk-in wardrobe.



FAMILY BATHROOM

Tiled flooring, walls tiled to dado height, corner bath with centralized mixer tap and shower attachment, ladder style towel rail/radiator, wash hand basin set into vanity unit, fitted mirror, spotlighting, WC with concealed plumbing, further cupboards and counter top, uPVC obscure double glazed window, recessed spotlighting.

POOL ROOM

Mosaic tiling with palm and beach theme to floor and walls. Open through to the pool, uPVC obscure double glazed window to the pool area, steps down into the pool. Door to a BOILER ROOM housing a wall hung Worcester gas boiler providing domestic hot water supply and gas central heating throughout the property. Doorway through to POOL SHOWER with fitted dual function shower. Door to SAUNA. Door to GYM AREA with plumbing for washing machine. Further appliance space.

ANNEXE

Separate annexe with access from the garden, uPVC double glazed door into...

ENTRANCE PORCH

uPVC double glazed windows overlooking the gardens. Further uPVC double glazed door to...

RECEPTION ROOM

Radiator, uPVC double glazed window with inset blinds overlooking the gardens. Door way through to...

KITCHEN/BREAKFAST ROOM

Range of cupboard and drawer base units under laminate rolled edge work surfaces, single drainer stainless steel sink unit with mixer tap over, corresponding splash backs, ceramic hob, uPVC double glazed window overlooking the gardens, fitted oven and microwave, integrated fridge and freezer, radiator, corresponding eye level units. Door to...

BEDROOM

uPVC double glazed window with outlook through the reception to the gardens, radiator.

REAR HALLWAY

Radiator. Door to...

SHOWER ROOM

Tiled shower cubicle with sliding glazed door and screen, fitted shower, extractor, wall hung wash hand basin, WC, part tiled walls, recessed spotlighting, store area, recessed shelving.

OUTSIDE

Moorcroft is approached over a driveway providing OFF ROAD PARKING and leading to the detached garage. From the drive there is pillared and brick walling to a courtyard style entrance with attractive stone paving leading to the main entrance. Gated access to a side courtyard, also accessed via the conservatory/dining room. From the driveway a flight of steps descend to the gardens being fully enclosed and designed with ease of maintenance in mind with a paved terrace.

GARAGE

Detached garage with recently installed electronically operated up and over door. Power and lighting. Pitched roof. Additional storage within the pitched roof and additional storage space below the main garage.

MATERIAL INFORMATION - Subject to legal verification

Freehold

Council Tax Band:

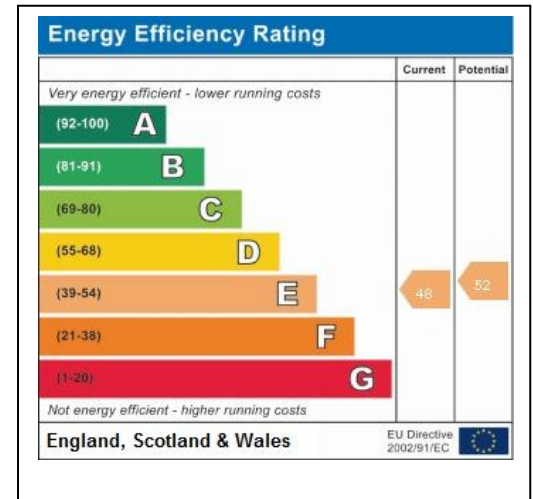
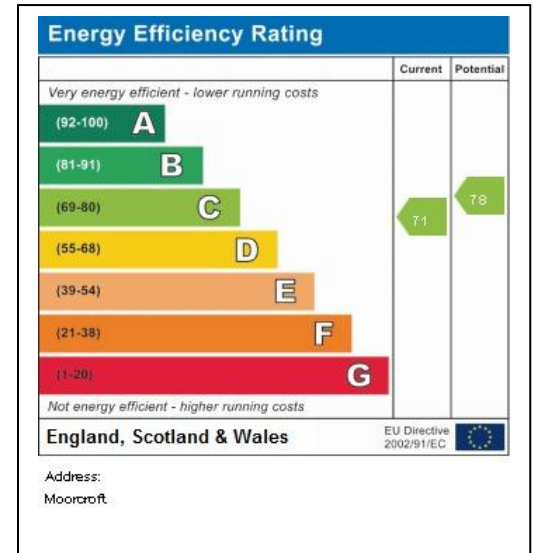
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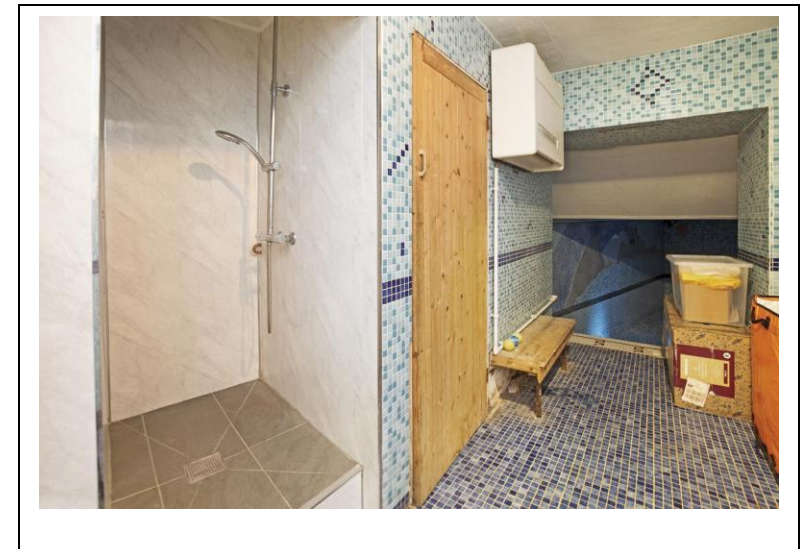
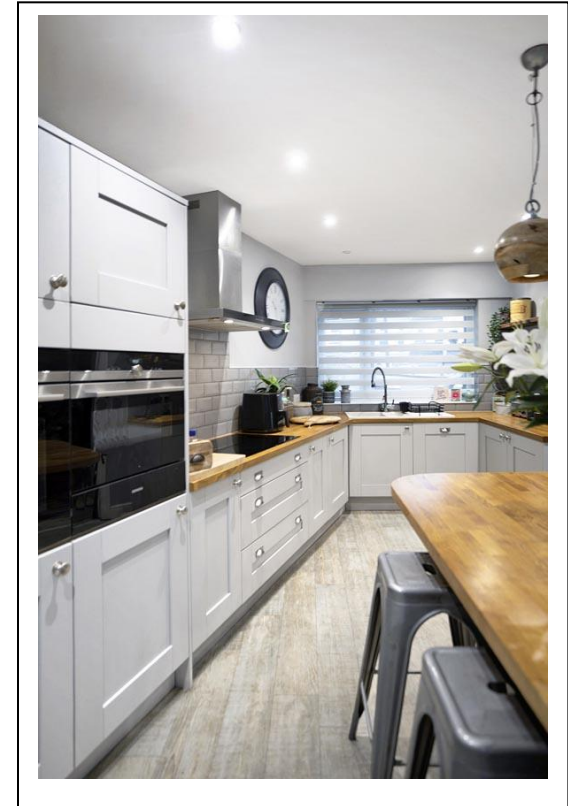
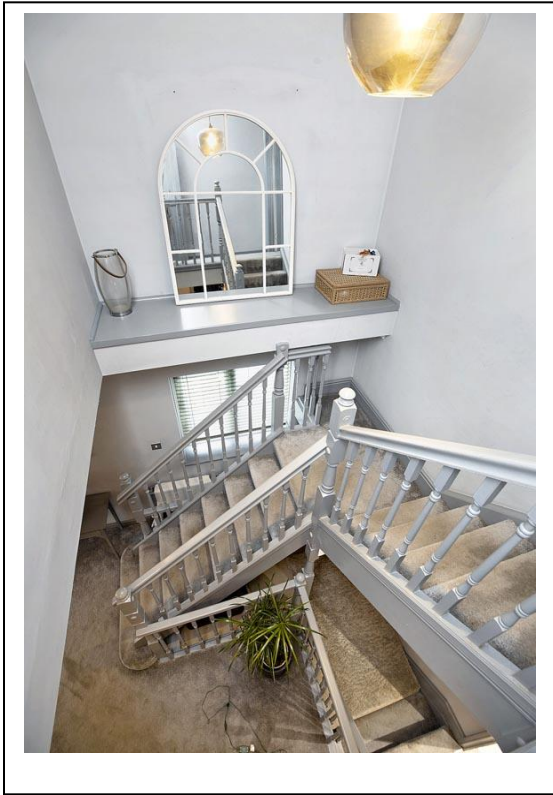
Annexe A

EPC Ratings:

Main Residence C

Annexe E

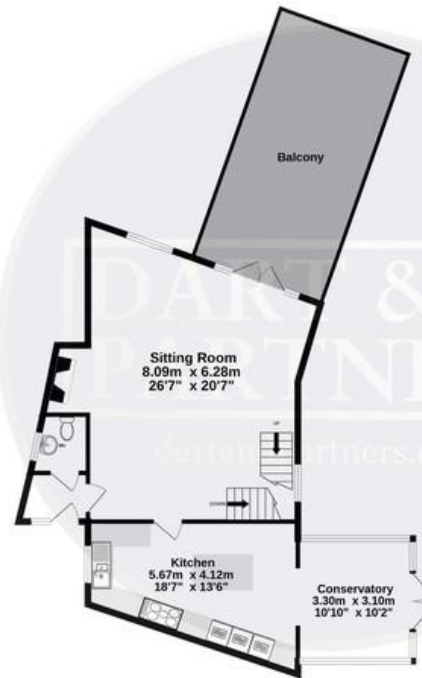




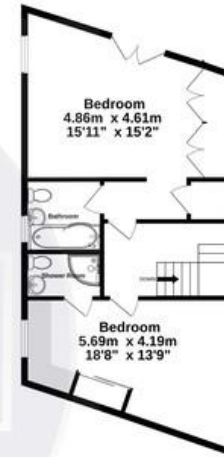
Lower Ground Floor
108.4 sq.m. (1177 sq.ft.) approx.



Ground Floor
74.9 sq.m. (809 sq.ft.) approx.



1st Floor
57.4 sq.m. (617 sq.ft.) approx.



Garage
8.7 sq.m. (93 sq.ft.) approx.



TOTAL FLOOR AREA : 250.5 sq.m. (2697 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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