



- AN ELEGANT TWO STOREY RESIDENCE SET IN AN ENVIABLE POSITION
- FREE-FLOWING RECEPTIONS OPENING TO HIGH QUALITY KITCHEN WITH INTEGRATED APPLIANCES
- CLOAKROOM/WC, TWO BEDROOMS (ONE WITH EN SUITE SHOWER ROOM) AND BATHROOM
- GOOD SEA AND ESTUARY VIEWS FROM THE FRONT ELEVATION AND OUTSIDE SPACES
- SOUTH FACING PRIVATE TERRACE/GARDEN
- TWO PARKING SPACES AND COMMUNAL GARDENS
- OUTSTANDING SEA AND ESTUARY VIEWS
- CLOSE ACCESS TO A FOOTPATH TO THE TOWN, LOCAL PARK AND PROMENADE

Second Drive, Teignmouth, TQ14 8TL

£425,000

An elegant, south-facing residence with much charm, being part of a converted Victorian villa set just under a mile from the town and promenade. Good sea and estuary views, free-flowing reception with sitting and dining areas, and a high quality kitchen with integrated appliances. Cloakroom/WC, two beautiful bedrooms (one with en-suite shower room) and a stylish family bathroom. Private garden and terrace, communal gardens and two allocated parking space.



Property Description

LOCATION

Luscombe House sits in an enviable position leading off a private road, just under a mile from Teignmouth town centre and promenade. The position affords almost immediate access onto Cliff Walk, a public footpath where one can take a meandering walk to the town and promenade through a lovely open park. 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 cafes, along with several excellent public houses. There is a supermarket on the west side of the town, along with a recently opened theatre and bowling club close to the sea front. Teignmouth has several primary schools, along with a well-regarded secondary school/Community College, and Trinity School, being a private school offering both primary and secondary education. 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

Yealm is an outstanding two storey residence sitting within a wing of an imposing Victorian villa. The property offers light and spacious accommodation with high ceilings, many features, high quality fittings and has been beautifully converted and maintained. On the ground floor level there is a free flowing, triple aspect reception space with sea views, feature timber flooring and under floor heating, which extends throughout the property. The sitting space has a feature fireplace and free flows to the dining space, which has French doors leading out onto the south facing private terrace/garden. The stylish kitchen has a good range of high-end integrated appliances. To the first floor there are two good sized bedrooms, one of which has a Juliet balcony and outstanding views towards the estuary and sea. One of the bedrooms also





has a high quality en-suite shower room and there is a stylish bathroom with a shower over the bath. Outside a shared driveway opens to a parking area where there are two allocated spaces serving Yealm. Beyond this there are well kept communal gardens. Yealm also benefits from a private garden, with a two tier south facing terrace measuring 256 sq ft, with this space being enclosed and also enjoying fantastic sea views.

To the side of the building a shared paved pathway leads to gated access to a private paved pathway which leads to the entrance. There is a large feature entrance canopy and outside lighting either side of the entrance door. The wide entrance door is part double glazed and part panelled and opens to the....

PRINCIPAL RECEPTION ROOM

A particularly lovely, free-flowing space with a high vaulted ceiling with multiple spotlights. The room is set out loosely in three parts with high quality timber flooring. The SITTING AREA is a lovely dual aspect space with large double glazed sliding sash windows having bespoke wooden shutters and overlooking the side and rear aspects. There is a feature wall-mounted, contemporary style fireplace with living flame log-effect electric fire. Stairs with feature oak hand rails, a balustrade and an under stairs store cupboard rise to the upper floor. The sitting area free-flows to the dining and kitchen spaces. The DINING SPACE is another dual aspect area with uPVC double glazed French doors with a large window above opening to the terrace and also taking in good views across the surrounding area towards the sea and across Labrador Bay towards Babbacombe in the distance. A large side facing uPVC double glazed sash window, also with bespoke wooden shutters overlooks the side garden. The KITCHEN AREA is beautifully fitted with a high quality range of floor mounted units with corean-effect work surfaces with matching surrounds that extend to a breakfast bar/peninsula unit. There is a one and a quarter bowl single drainer enamel sink unit with mixer set. High quality integrated appliances include a Neff oven, a Neff combination microwave, a four-ring ceramic induction Neff hob with tiled surround and a

Smeg down drafter. Additionally there is a built in Neff dishwasher, an integrated Neff washer/dryer, a built in fridge and a built in wine cooler. Also within the kitchen area a uPVC double glazed sliding sash window overlooks the front aspect and also has excellent views across the surrounding area as described in the dining area, but also having views towards the Teign estuary, the coastal village of Shaldon and countryside beyond. An oak panel door opens to the....

CLOAKROOM/WC

With spotlight, extractor fan, and a high quality two piece suite comprising a WC and a wall mounted contemporary style wash hand basin with tiled surround and mirror above.

FIRST FLOOR LANDING

Also with high quality timber flooring and a high ceiling with spotlights. Feature balustrade above the stairwell and an oak panel door opens to a large store cupboard, also housing the boiler supplying gas fired underfloor central heating throughout the property. High-set hinged access to the loft space.

PRINCIPAL BEDROOM

A beautiful dual aspect space with front and side facing uPVC double glazed sliding sash windows. One of these has truly outstanding views taking in a broad sweep of the Teign estuary, parts of Teignmouth, the coastal village of Shaldon, a local coastal landmark known as the Ness and across Labrador Bay towards Babbacombe and the Orestone, Front facing uPVC double glazed French doors with a cast iron Juliet balcony and wooden louvre style shutters take in similar views. Built in high quality cupboard and wardrobe and a high ceiling with spotlights.

BEDROOM TWO

Another dual aspect space with uPVC double glazed sliding sash windows with bespoke wooden shutters overlooking the rear and side aspects. High quality timber effect flooring, high level store cupboard, high ceiling with spotlights and a built in wardrobe. An oak panel door opens to the.....

EN-SUITE SHOWER ROOM

An attractive en-suite with a contemporary style three piece suite and feature ceramic floor tiles. The suite comprises a

large tiled shower cubicle with large shower head, second shower head and dual controls, a feature unit with circular wash hand basin mounted on a a marble effect surface with matching shelf beneath and mirror above and a WC. Shaver point, recess with shelf, wall lights and spotlights to ceiling. Extractor fan and ladder-style radiator/towel rail.

PRINCIPAL BATHROOM

Another appealing space with a high ceiling having spotlights and an extractor fan. Rear facing opaque double glazed sliding sash window and a high quality three piece suite having a deep bath with tiled panel, a full height tiled surround, triple controls, attached shower screen and shower with dual heads over. There is a circular wash hand basin matching the one described in the en-suite and a WC. Shaver point, large mirror, wall light and feature ceramic floor tiles.

OUTSIDE

Outside to the front of the building a tarmac driveway opens to a large communal gravel PARKING AREA, where Yealm has two allocated spaces. Beyond this there are lovely communal gardens which are well kept, being laid to areas of lawn with mature borders. Yealm also benefits from private gardens which are enclosed by feature cast iron and cast stone balustrades. To either side of the aforementioned private entrance path there are areas of lawn with well stocked borders. On the south elevation of the property there are two tier gardens laid to gravel and textured sandstone paving slabs measuring 256 sq ft, with these spaces combining to provide a perfect spot to sit and contemplate the idyllic surroundings and truly outstanding sea and estuary views. There is a door leading to basement storage with individual enclosed lockable storage. There is also a secure store for bins and bicycles.

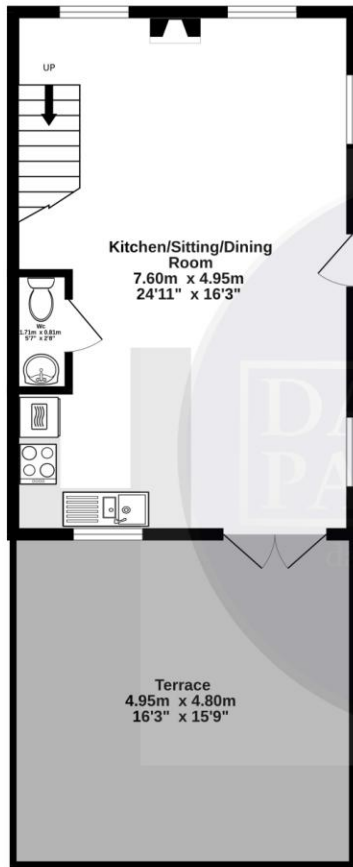
MATERIAL INFORMATION - Subject to legal verification

Freehold

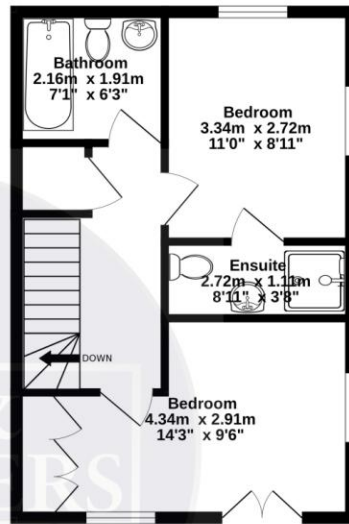
Council Tax Band D



Ground Floor
37.4 sq.m. (402 sq.ft.) approx.

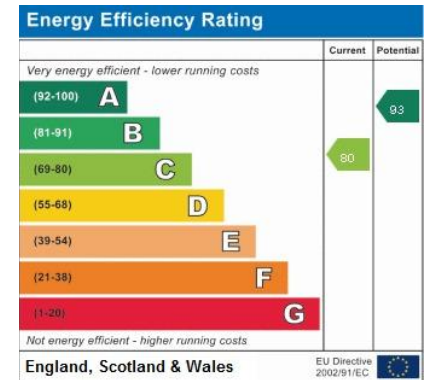


1st Floor
37.4 sq.m. (403 sq.ft.) approx.



TOTAL FLOOR AREA : 74.8 sq.m. (805 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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Teignmouth, 12 The Triangle,
Teignmouth, Devon, TQ14 8AT

www.dartandpartners.com
01626 772507
property@dartandpartners.com

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