



- DETACHED HOUSE IN THE HIGHLY FAVOURED YANNONS AREA
- OPEN PLAN KITCHEN/RECEPTION AREA ENJOYING SOUTHERLY VIEWS
- DUAL ASPECT SITTING ROOM/LOUNGE
- STUDY, GROUND FLOOR CLOAKROOM, UTILITY
- FOUR BEDROOMS, ONE WITH EN-SUITE SHOWER ROOM
- FAMILY BATHROOM, SEPARATE CLOAKROOM
- SOUTH FACING SUN TERRACE AND FORMAL LAWNS
- PARKING, DETACHED GARAGE WITH STUDIO

## Higher Yannon Drive, Teignmouth, TQ14 9JQ Guide Price £750,000

Offered for the market for the first time in over forty years is this attractive 1930's detached house enjoying breathtaking views over the river Teign estuary, Teignmouth back beach, Shaldon, the Ness, along the Babbacombe coastline and out to sea with additional views down the river Teign taking in Dartmoor and beyond. The lovingly cared for home is offered in good order throughout. The principal rooms all enjoy the aforementioned commanding views. The accommodation comprises; open plan kitchen/reception area, sitting room/lounge, study, ground floor cloakroom, utility, four bedrooms, one with en-suite shower room, family bathroom, separate WC, south facing sun terrace with formal lawns, extensive parking, detached double garage with studio over. Conveniently situated for access to Teignmouth town centre, beaches, Teignmouth's mainline railway station and commuter links.



## Property Description

Recessed entrance with courtesy lighting to an entrance door with inset glazing into the...

**ENTRANCE HALLWAY** Recessed spotlighting, radiator, stairs to first floor, wooden flooring. Doors to...

**OPEN PLAN KITCHEN/RECEPTION ROOM** With full height uPVC double glazed bow window enjoying breathtaking 180 degree south facing views over the gardens and across Teignmouth into the nearby river Teign estuary taking in Teignmouth's back beach, Shaldon the Ness, along the Babbacombe coastline and out to sea and heading inland through Ringmore, Combeinteignhead with Dartmoor in the distance, uPVC double glazed French patio doors enjoying the stunning aforementioned views and with access onto the sun terrace and gardens. Modern fitted kitchen with a comprehensive range of high gloss cupboard and drawer base units under granite work tops and corresponding splash backs, ceramic Neff hob, sunken one and a half bowl stainless steel sink unit with mixer tap over, Quooker instant hot water tap, integrated Neff dishwasher, wine rack, larder style unit with integrated fridge and freezer, brushed chrome Neff double oven and microwave, Neff chimney style extractor, tiled flooring, recessed spotlighting, breakfast bar, radiator, appealing seating area by the bow window taking in the surrounding views. **DINING AREA:** Continuation of wooden flooring, radiator, double doors through to...



**DUAL ASPECT SITTING ROOM/LOUNGE** Double glazed windows and door overlooking the front aspect taking in the gardens and aforementioned views, double glazed window to rear, two radiators, feature stone fireplace, corresponding hearth and wooden mantle over, inset coal effect gas fire.

**STUDY** uPVC double glazed window overlooking the rear aspect, radiator, recessed spotlighting.

**CLOAKROOM** Low level WC, wall hung wash hand basin, obscure double glazed window, ladder style towel rail/radiator. Doors to linen cupboard with slatted shelving. Further access to under stairs storage.



**REAR ENTRANCE/UTILITY ROOM** With base units under laminate rolled edge work surface with a Blanco stainless steel drainer sink unit with mixer tap over, corresponding eye level units, wall hung Baxi gas boiler providing the domestic hot water supply and gas central heating throughout the property, ladder style radiator/towel rail.

Stairs with attractive timber balustrading lead to the...

**FIRST FLOOR LANDING** Double glazed window to rear aspect, radiator. Doors to...

**BEDROOM ONE** Double glazed south facing bow window with 180 degree views extending from Dartmoor, along the river Teign estuary to Shaldon, Teignmouth's back beach, the Ness, along the Babbacombe coastline and out to sea. Radiator, full run of fitted wardrobes with hanging rails and fitted shelving, picture rail.



**BEDROOM TWO** Double glazed window enjoying similar views to bedroom one, radiator, built in wardrobe with fitted shelving, picture rail.

#### **EN-SUITE SHOWER ROOM**

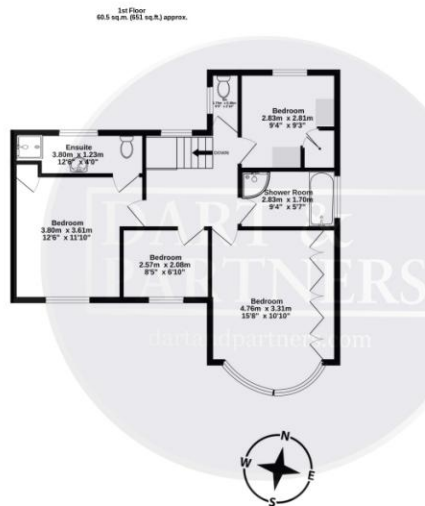
Double glazed window to rear aspect, radiator, glazed shower door/screen to a fully tiled cubicle with fitted Mira Sport shower, pedestal wash hand basin, low level WC, fitted mirror, shaver light and socket.

**BEDROOM THREE** Double glazed window to rear aspect, radiator, range of fitted bedroom furniture with drawer units, wardrobes and dressing table.



**BEDROOM FOUR** Double glazed window to front aspect across the gardens and with similar views to bedrooms one and two, radiator.

**FAMILY BATHROOM** Fully tiled walls and floor, bath, pedestal wash hand basin, shower cubicle with sliding glazed door/screen, fitted shower, extractor, recessed spotlighting, ladder style towel rail/radiator, obscure double glazed window, hatch and access to loft space.



**CLOAKROOM WC** Fully tiled cloakroom with obscure double glazed window, low level WC, tiled flooring.

**OUTSIDE** The property is approached over a long TARMAC DRIVEWAY dividing raised retained gravel/flower beds and natural hedgerow. The front gardens are immediately accessed via the kitchen/reception room onto a south facing SUN TERRACE with brick built ornamental garden pond. External power supply. A pathway leading to the rear. From the sun terrace, steps divide well stocked flower beds with mature Torbay palm onto a tiered south facing formal lawn. Sea, estuary and rural views are enjoyed from the gardens. The driveway extends to the rear of the property to an extensive PARKING AREA with DETACHED DOUBLE GARAGE with STUDIO above. External water supply. Between the house and the garage is a raised flower bed. Storage area to the rear of the garage.

**TOTAL FLOOR AREA : 187.8 sq.m. (2021 sq.ft.) approx.**

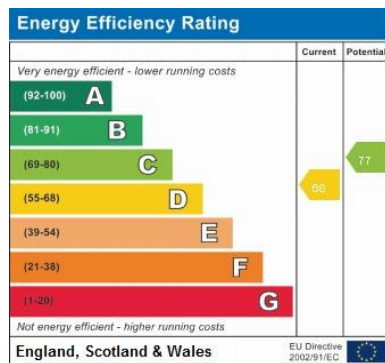
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Made with Metropix ©2024



**DOUBLE GARAGE AND STUDIO**

Accessed via electronically operated roller door and additionally a uPVC obscure double glazed door. The garage has base units with stainless steel drainer sink unit and counter tops, plumbing for washing machine, further appliance space, uPVC double glazed window, power and lighting. Stairs rising to a STUDIO. Velux window. The studio is deally suited for those working from home whilst offering versatile use. Three Velux windows with inset blinds, uPVC double glazed porthole window, base units under laminate counter tops with single drainer stainless steel sink unit and mixer tap over.

**MATERIAL INFORMATION** - Subject to legal verification  
Freehold  
Council Tax Band F



Teignmouth, 12 The Triangle,  
Teignmouth, Devon, TQ14 8AT

[www.dartandpartners.com](http://www.dartandpartners.com)  
01626 772507  
[property@dartandpartners.com](mailto:property@dartandpartners.com)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

