



- SEMI DETACHED DOUBLE BAY FRONTED PROPERTY IN HIGHLY SOUGHT AFTER LOCATION
- SOUTH FACING PANORAMIC SEA, ESTUARY AND RURAL VIEWS
- ENTRANCE VESTIBULE AND HALLWAY
- SITTING ROOM/LOUNGE, KITCHEN AND DINING ROOM
- THREE BEDROOMS, BATHROOM
- UPPER FLOOR ADDITIONAL BEDROOM/RECEPTION ROOM
- FRONT AND REAR GARDENS
- PARKING AND GARAGE

Yannon Drive, Teignmouth, TQ14 9JP

£490,000

A double bay fronted traditional 1930's semi detached house in a highly sought after residential location with delightful south facing panoramic views over the river Teign estuary taking in the Ness, out to sea, Shaldon and inland towards Dartmoor. The property has been extended and lovingly refurbished whilst retaining many of its original features. Versatile accommodation over three floors. Access over a long driveway which provides off road parking in addition to a detached garage. Good sized gardens to front and rear. The superbly presented accommodation with high quality fixtures and fittings briefly comprises: entrance vestibule and hallway, sitting room/lounge, kitchen, dining room, three bedrooms, bathroom, upper floor additional bedroom/reception room, front and rear gardens.



Property Description

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Attractive brick arch with double glazed entrance door into...

ENTRANCE VESTIBULE

Quarry tiled flooring, timber door with stained glass window with leaded lattice-work and obscure side panel through to...

ENTRANCE HALLWAY

Solid wooden floor, picture rail, recessed spotlighting, radiator, stairs rising to upper floors. Cloaks cupboard with circular obscure glazed window. Door to useful under stairs store cupboard with wall hung Worcester gas boiler providing the domestic hot water supply and gas central heating throughout the property. Doors to...

SITTING ROOM/LOUNGE

Continuation of wooden flooring, uPVC double glazed bay window overlooking the front gardens and approach with south facing views towards the nearby river Teign





estuary taking in rural Shaldon, inland through Ringmore, and Coombe Cellars towards Dartmoor. Radiator, feature fireplace with marble surround, matching hearth with wooden mantle over and inset coal effect gas fire, picture rail.

DINING ROOM

Continuation of wooden flooring, original tiled hearth, radiator, picture rail, uPVC double glazed door with windows to either side with outlook and access onto the rear patio and gardens.



KITCHEN

Recently installed kitchen with comprehensive range of cupboard and drawer base units with integrated Bosch dishwasher, integrated Bosch washing machine, top of the range WiFi enabled double combination oven plus microwave, granite work top with corresponding splash backs, cut in drainer with sunken stainless steel one and a half bowl sink unit with mixer tap over, four ring Bosch gas hob, Bosch chimney style extractor over, glazed splash back, uPVC double glazed window to side aspect, radiator, granite breakfast bar, swing pull larder, space for upright fridge freezer, additional full height cupboards, sliding refuse drawer, high quality interlocking slate effect floor, uPVC double glazed French patio doors with outlook and giving access onto the patio and rear gardens. NB: The kitchen has been designed where access through to the dining room is available.

Stairs rising to the...



FIRST FLOOR LANDING

uPVC double glazed window overlooking the side aspect, recessed spotlighting, picture rail, stairs rising to the upper floor. Doors to...

BEDROOM ONE

uPVC double glazed bay window with superb panoramic views over neighbouring properties towards Teignmouth, taking in Teignmouth's back beach, the river Teign estuary, Shaldon, the Ness, out to sea, inland through Shaldon, Ringmore, Coombe Cellars, and over open farmland towards Dartmoor. Radiator, picture rail, extensive range of built in wardrobes with sliding doors and fitted shelving and hanging rails, dressing table with fitted mirror and light.

BEDROOM TWO

uPVC double glazed window overlooking the enclosed rear gardens with views to Yannon Towers. Radiator, picture rail.

BEDROOM THREE/OFFICE

uPVC double glazed window enjoying the spectacular south facing sea, estuary and rural views similar to bedroom one. Radiator, picture rail.

FAMILY BATHROOM

Wood effect Aqua Step waterproof flooring, part tiled walls with attractive tiled dado, two obscure uPVC double glazed windows, shaver socket, low level WC, pedestal wash hand basin, chrome effect ladder style towel rail/radiator, mirror fronted medicine cabinet, recessed spotlighting, fitted extractor. Door to linen cupboard with slatted shelving. Bath with mixer tap and fitted dual function Mira shower over with glazed folding shower screen.

From the first floor landing. Stairs rise to the upper floor. Velux window, recessed spotlights. Door through to...

BEDROOM/ADDITIONAL RECEPTION ROOM

Hatch to eaves storage, recessed spotlighting. Door to deep walk-in cupboard with access to the eaves which have been boarded, providing generous and useful

storage facility. Radiator. Limited headroom in part. Velux window enjoying the south facing views with fitted blind. Additional Velux balcony window with inset blinds enjoying uninterrupted and commanding panoramic views of the sea, Teignmouth's back beach, Salty, river Teign estuary, Shaldon, Ringmore, Coombe Cellars, open farmland beyond, and heading inland with Dartmoor in the distance.

OUTSIDE

The property is accessed over a tarmac driveway providing **TANDEM PARKING** for four vehicles. The front gardens are laid to lawn, gently sloping and south facing with well stocked flower bed borders. From the driveway there is an external water tap and access to a **DETACHED GARAGE** and gated access to the rear gardens. The rear gardens are fully enclosed and accessed from the kitchen and dining room onto an attractive paved patio and seating area with courtesy lighting and external electric supply. Raised retained flower bed and a short flight of steps up to the rear garden which is predominantly laid to lawn. Garden shed (7 x 5). Terraced sun deck. To the head of the garden there are mature soft fruit trees with a raised paved terrace and summer house (12 x 8) enjoying a southerly view over neighbouring properties to the river Teign estuary, the Ness and out to sea. The gardens enjoy the passage of the sun throughout the day and are enclosed, being ideal for those with small children and/or pets.

GARAGE

With metal up and over door, windows to side and rear. Power and lighting. Overhead storage.

MATERIAL INFORMATION - Subject to legal verification

Freehold
Council Tax Band C

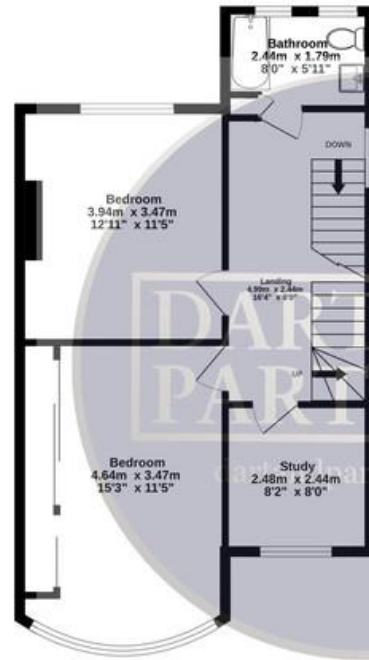
Agents Note: Planning permission for a single storey extension to the rear. Further details available via Teignbridge planning portal. Ref: 15/03411/FUL



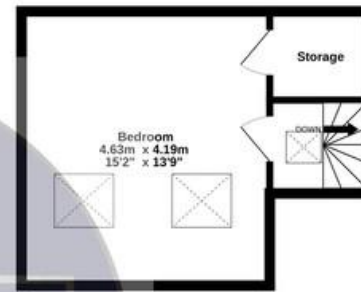
Ground Floor
82.4 sq.m. (274 sq.ft.) approx.



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



2nd Floor
24.7 sq.m. (268 sq.ft.) approx.

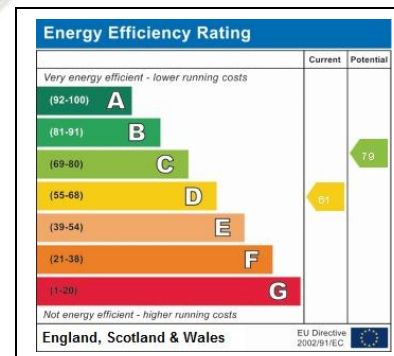


Garage
16.2 sq.m. (171 sq.ft.) approx.



TOTAL FLOOR AREA : 142.2 sq.m. (1531 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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