



- A BEAUTIFULLY PRESENTED EDWARDIAN SEMI DETACHED HOUSE
- MANY FEATURES AND GOOD SEA VIEWS
- CONVENIENTLY SET CLOSE TO THE TOWN, PROMENADE AND RAILWAY STATION
- SITTING ROOM WITH LOG BURNER AND SEPARATE DINING ROOM
- STYLISH, RECENTLY REFITTED KITCHEN BREAKFAST ROOM
- UTILITY/BOOT ROOM, CLOAKROOM/WC AND CONSERVATORY/SUN ROOM
- FOUR FIRST FLOOR BEDROOMS, MODERN BATHROOM AND SEPARATE SHOWER ROOM
- TWO GOOD SIZED ATTIC ROOMS, PARKING AND AN EV CAR CHARGING POINT
- ENTRANCE TERRACE AND MATURE WALLED GARDEN TO THE REAR

Barnpark Road, Teignmouth, TQ14 8PN

£525,000

A beautifully presented semi-detached Edwardian property perfectly set within easy reach of the town centre, a local park, the promenade and a nearby railway station. Sitting room with log burner, dining room, stylish modern kitchen/breakfast room and utility/boot room. Cloakroom, conservatory/sun room, four bedrooms, modern bathroom, separate shower room and two attic rooms. Some good sea views, parking and EV car charging point. Entrance terrace, courtyard and mature garden.





## Property Description

### LOCATION

12 Barnpark Road is perfectly set for access to the town centre, the promenade, nearby Mules Park and just a stone's throw away from the mainline railway station. 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 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

This beautifully presented traditional Edwardian semi-detached house has been lovingly maintained by the current owners. Externally attractive, the property has brick elevations, box bay window to the front and the roof was re-tiled in 2015. An entrance vestibule with original tiling opens to the reception hall. There is a spacious sitting room with a log burning stove and box bay window having some good views towards the sea. The separate dining room is a good entertaining space, also with a feature fireplace. There is a stylish recently re-fitted high quality kitchen/breakfast room, a separate utility/boot room with cloakroom/WC and, to the rear of the property there is a conservatory/sun room which interacts well with an external terrace to provide a good sense of inside/outside living. To the first floor there are four good size bedrooms, three of which enjoy sea views. There is a modern family bathroom and a separate shower room. To the







upper floor there are two useful and versatile attic rooms, ideal for hobbies/home working etc. To the outside, at the front of the property, approached from Barnpark Road, there is a parking area providing parking for two vehicles, with an EV car charging point. There is also a raised paved entrance terrace being a good spot to sit and contemplate the coastal views. To the rear of the property there is a part under cover courtyard area and a lovely mature enclosed walled garden with paved seating areas, lawn and mature borders.

To the front of the property, steps rise to a paved entrance terrace. A feature panel and part glazed door opens to the...

#### ENTRANCE VESTIBULE

A lovely space with mosaic floor tiles and period dado height glazed tiling to either side. A glazed inner door opens to the...



#### RECEPTION HALL

An attractive and welcoming space having stairs rising to the first floor with a feature carved newel post and a timber balustrade. Dado rail, radiator with ornate cover, coat hooks with shelving above and there are feature stripped panel doors to the principal rooms. A stripped timber door opens to a good size under stairs store cupboard.

#### SITTING ROOM

A beautiful light room with a high ceiling, cornice, central rose and picture rail. Front facing walk-in uPVC double glazed large box bay window taking in some wonderful views across parts of the town towards Shaldon, the sea and Babbacombe. High skirting boards, radiator and there is a feature fireplace with a raised paved hearth, a large Hamlet log burning stove and a feature oak beam over.



#### DINING ROOM/FAMILY ROOM

A lovely room and a good entertaining space with a rear facing uPVC double glazed window overlooking the rear courtyard area, radiator and a beautiful fireplace with a carved timber surround with mantle and display shelving over, a glazed tiled hearth and a cast iron inset with feature tiling. High ceiling, picture rail and high skirting boards.

#### KITCHEN/BREAKFAST ROOM

A beautiful space and a good "hub" for the house having been recently re-fitted with a high quality kitchen with extensive areas of Corian style work surface with matching surrounds and an under mounted Franke sink unit with mixer set. The elegant units have numerous cupboards and drawers. There is an integrated dishwasher and a recess with a feature brickwork either side and a high display shelf above houses the Smeg four ring glass gas hob with Corian style surround and stainless steel splash back. There is a Smeg double oven with cupboards to either side below and a cupboard door opens to a space housing the Ideal central heating boiler. Two side facing uPVC double glazed windows overlook the courtyard area, under cupboard downlighters, feature timber flooring and spotlights to ceiling. Radiator.

#### UTILITY ROOM/BOOT ROOM

A good practical space with ceramic floor tiles and a fitted unit with an area of laminate work surface with tiled surround and an inset single drainer stainless steel sink unit with cupboards beneath. Space and plumbing for a washing machine as well as space for an upright fridge and separate freezer. A uPVC opaque double glazed with window beside opens to an external canopied gravel area. A further door opens to the cloakroom/WC and a part glazed door opens to the sun room/conservatory.

#### CLOAKROOM WC

With ceramic floor tiles, WC with display shelving above and a side facing uPVC opaque double glazed window.

#### CONSERVATORY/SUN ROOM

A pleasant space with multiple uPVC double glazed windows and uPVC double glazed French doors overlook the attractive enclosed back garden. Feature brick-work, radiator and spotlights.

#### MEZZANINE LANDING

Set at the rear of the house with a hinged loft access, radiator and stripped panel doors to...

#### BEDROOM THREE

A particularly lovely room with a rear facing uPVC double glazed window having good views across the back garden

towards a nearby church and having views out across the sea. Radiator.

#### BEDROOM FOUR

Side facing uPVC double glazed window and shelved recess.

#### FAMILY BATHROOM

With two side facing uPVC opaque double glazed windows, extractor fan and spotlights to the ceiling. Modern three piece suite comprising a panel bath with attached shower screen, a full height tiled surround and a Mira Sport shower over, a pedestal wash hand basin with tiled surround and mirror above and a WC. Double radiator and open shelving.

#### MAIN LANDING

Feature stripped balustrade and newel posts around the stairwell, radiator, stairs rise to the second floor, stripped panel doors to...

#### BEDROOM ONE

Another particularly lovely light and spacious room with picture rail, ceiling rose and a front facing uPVC double glazed box bay window having tremendous views across the nearby valley towards countryside above the Teign estuary, the Ness, the mouth of the estuary and across Labrador Bay towards Babbacombe. Radiator.

#### BEDROOM TWO

Another highly appealing room with a high ceiling having coving, rear facing uPVC double glazed window having good views across the surrounding area towards the sea. Radiator.

#### SHOWER ROOM

With a front facing uPVC double glazed window opening to a small balcony with balustrade having some good views over the surrounding area. Good quality flooring and a modern three piece suite comprising a large curved shower cubicle with feature surrounds, a thermostatically controlled Mira shower a pedestal wash hand basin with tiled surround and mirror over and a WC. Ladder style radiator, towel ring, panel ceiling and a high level shelf.

## SECOND FLOOR ATTIC ROOMS

### ATTIC ROOM ONE

With balustrade around the stairwell, high ceiling, exposed beams, a front facing Velux style window having some good views over the surrounding area and timber flooring. From attic room one, a timber panel door open to....

### ATTIC ROOM TWO

A good versatile space with front and rear facing Velux style windows with integrated blinds, one of which has views towards Dartmoor and the other towards the sea. Access to eaves space, part exposed timber flooring, exposed beams and radiator.

### OUTSIDE

Outside to the front of the property, approached from Barnpark Road, there is a PARKING AREA laid to a hardstanding providing ample parking for two vehicles and having an EV car charging point. Beside this, wide paved steps with a feature balustrade rise to the aforementioned four tier entrance terrace which has an area of garden beside laid to stone chippings and herbs. A pathway leads along the side of the property, flanked by brick walling to the rear. Gated access opens to a side courtyard area being part under cover, laid to stone chippings and hardstanding with a water tap and external lighting. Outside to the rear of the property there is an attractive mature garden enclosed by feature brick and high stone walling. Immediately behind the house, accessed from the aforementioned conservatory/sun room, there is a paved terrace providing a good outdoor entertaining area, partially enclosed by low level brick walling and having a raised water feature/garden pond beside. Beyond this, there is a garden primarily laid to lawn with borders stocked with shrubs and a palm etc. A paved pathway runs along the side of the lawn with further area of bedding beside, stocked with a further area of bedding beside stocked with shrubs, hydrangea and bamboo. At the end of the garden there is a raised paved terrace with a frame having trainer cane fruits beside.



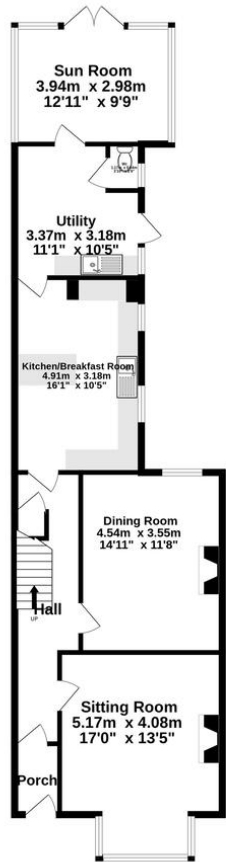
MATERIAL INFORMATION - Subject to legal verification

Freehold  
Council Tax Band D

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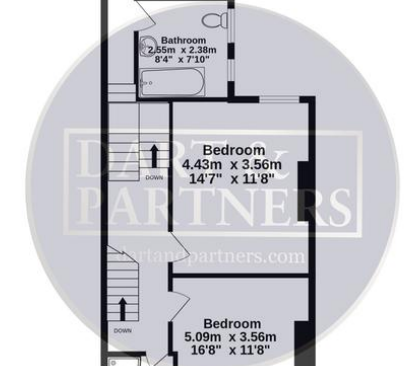
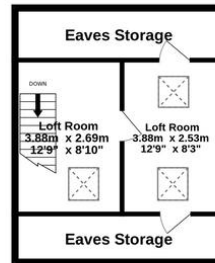
Ground Floor  
84.0 sq.m. (904 sq.ft.) approx.



1st Floor  
72.7 sq.m. (783 sq.ft.) approx.



2nd Floor  
33.4 sq.m. (359 sq.ft.) approx.



TOTAL FLOOR AREA: 190.1 sq.m. (2046 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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