



19 St. Marys Road, TEIGNMOUTH, TQ14 9LY

£425,000 Freehold

Linked Semi Detached Split Level House • Beautifully Appointed Throughout • Four Bedrooms • Two Reception Rooms • Kitchen with access to Side Passageway with Covered access to Garage and Garden • West Facing Aspect Enjoying Stunning Sunsets • Good Sized Sunny Rear Garden with Garden Office • Garage and Off Road

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Stepping in to the property, there is extremely useful covered access to the rear garden, garden office and garage with the front door to the entrance hall of this property to the side. Stepping into the bright entrance hall with Karndean flooring, two small sets of stairs descend and ascend to the other levels and there are doors off to two very good sized versatile rooms one of which is currently used as an office and the other as a play room which has plentiful built in storage. Both of these extremely versatile rooms at this level could be used for a variety of purposes such as further bedrooms, a dining room, hobbies room etc.

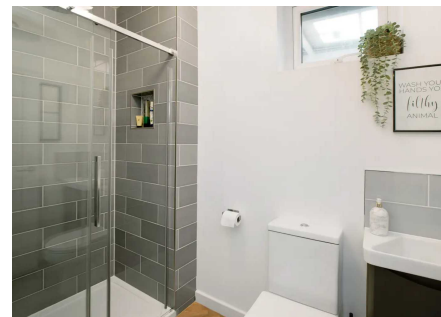
Descending the few stairs to the kitchen and living room, with continuation of Karndean flooring, there is also an extremely useful shower room at the lower level with a good sized walk in shower with waterfall showerhead, wash hand basin in vanity, low level dual flush WC and window to the side. The bright good sized living room offers fantastic far reaching rural views through the large window and makes an unbeatable place to enjoy the magnificent westerly sunsets colour the sky. The kitchen is fitted with bespoke Olive coloured base and wall units including a tall cupboard with ample shelving which also houses the boiler.

There is plumbing and space for a washing machine and there is an integrated dishwasher, electric oven and grill, four ring electric hob and there is space for a fridge/freezer. The window overlooks the rear garden and again enjoys the same westerly rural aspect with lovely far reaching views. A door from the kitchen opens to the aforementioned covered entrance which accesses the front, rear garden and courtesy door to the garage. Ascending the stairs from the entrance hallway, there is useful storage with light, shelving and a radiator. The master bedroom on this level has a fantastic aspect to the rear with far reaching rural views and enjoys beautiful sunsets. There is plentiful stylish white gloss built in storage with sliding doors incorporating hanging, shelving and drawer space. The family bathroom, also on this level, is a well designed and stylish room with underfloor heating comprising bath with shower attachment, walk in shower with waterfall shower head and separate hand held attachment, wash hand basin in vanity with storage below and concealed cistern dual flush WC with an obscure glazed window to the side and extractor. Ascending a further few stairs are another two bright and good sized bedrooms fitted with Fakro roof windows and blinds giving a front aspect.

The front of the property is low maintenance and provides paved driveway parking for three vehicles.

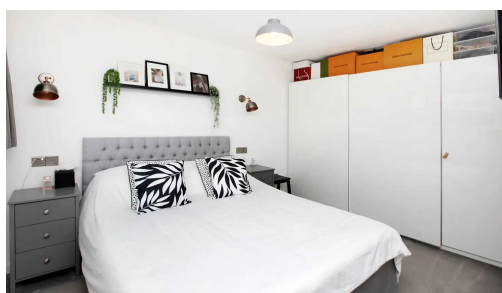
The sunny West facing rear garden is a generous size and enjoys a paved terrace the width of the property giving ample space for garden furniture, entertaining and enjoying the fabulous far reaching rural aspect and sunsets.

A few steps with handrail lead to an area of level lawn with a further area separated by picket fence with astroturf and paving which also houses the garden office incorporating generous hidden storage for garden equipment. There is outside lighting, outside electric points and outside taps to the front and rear.



This very well presented home offers spacious, highly versatile accommodation with a stunning westerly aspect to the rear giving far reaching rural views making a perfect viewing point to catch the most breath taking sunsets.

There is a garden office with underfloor heating which can be accessed bypassing the main residence through the well designed covered entrance.



MEASUREMENTS:

Sitting Room 17' 7" x 12' (5.35m x 3.65m),

Kitchen 10' 8" x 10' 1" (3.25m x 3.07m),

Bedroom/Family Room 11' 11" x 9' 5" (3.63m x 2.87m),

Bedroom 10' 10" x 10' 6" (3.3m x 3.21m),

Shower Room 7' 7" x 7' 3" (2.32m x 2.2m),

Bedroom 12' 9" x 12' (3.88m x 3.66m),

Bathroom 12' 3" x 7' 5" (3.74m x 2.26m),

Bedroom 12' x 9' 2" (3.66m x 2.8m),

Bedroom 10' 8" x 9' 5" (3.24m x 2.87m), Garage 17' x 8' 6" (5.19m x 2.6m)



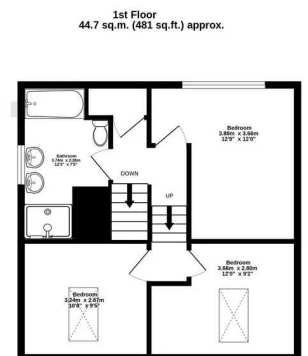
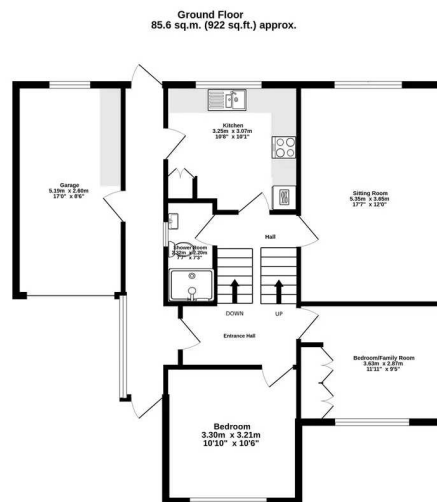
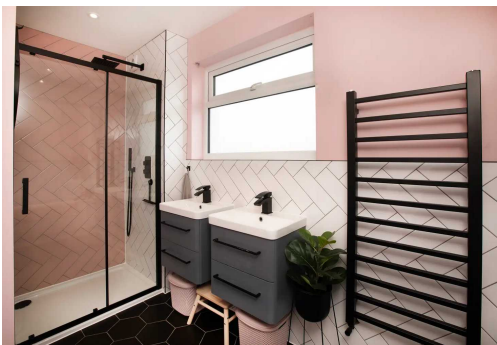
Council Tax Band D – £2,344.06 per year

Energy Performance Certificate: C

Tenure: Freehold

Mains Services: Gas, Water & Electric

Broadband Speed – Ultrafast 1000 Mbps (According to OFCOM)



TOTAL FLOOR AREA : 130.3 sq.m. (1403 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other details 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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