

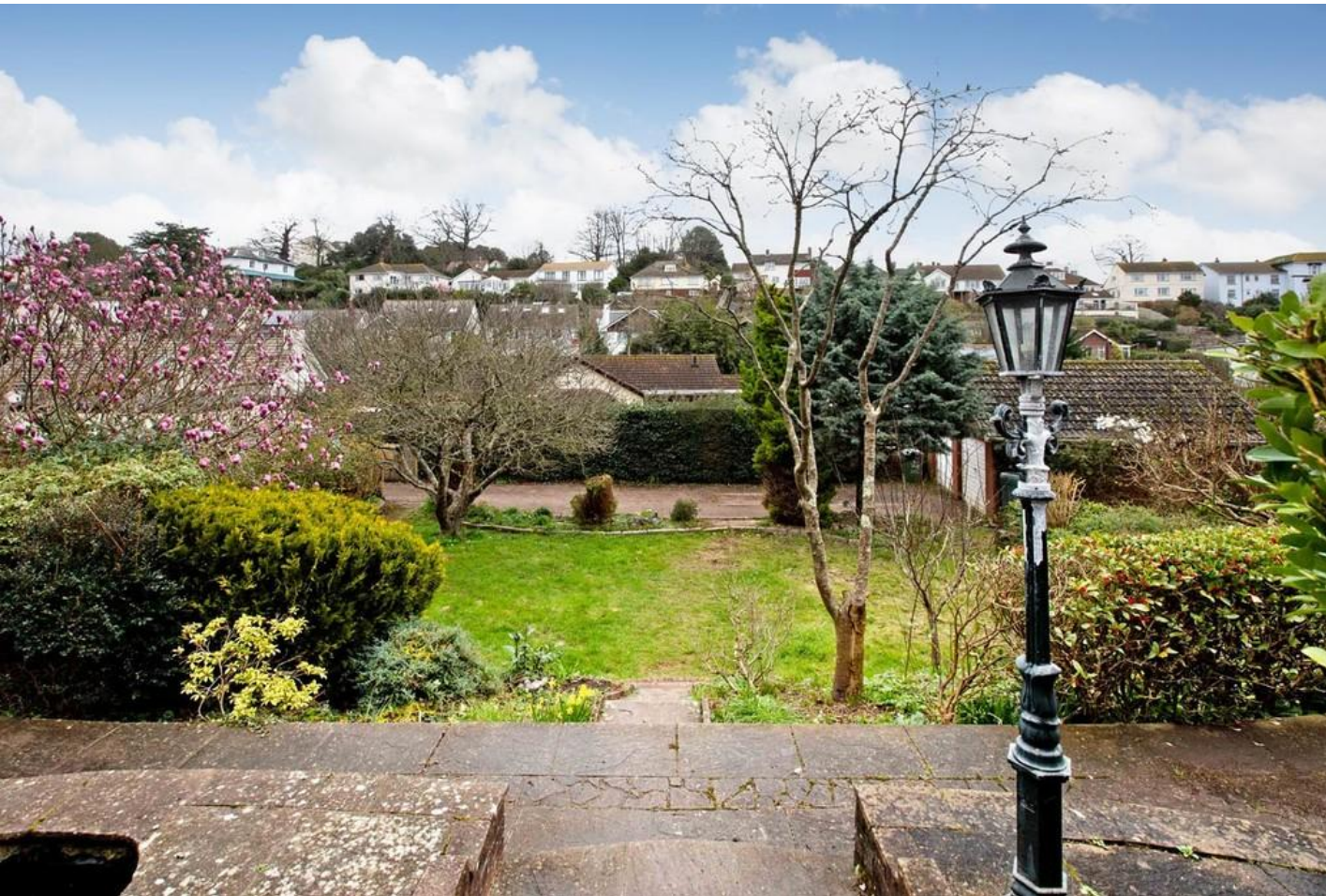


- AN EXTENSIVE DETACHED PROPERTY
- SITUATED IN A HIGHLY REGARDED LOCATION
- CONVENIENTLY POSITIONED FOR TOWN, BEACH AND RAILWAY STATION
- SITTING ROOM/LOUNGE, SEPARATE DINING ROOM
- KITCHEN, UTILITY, GARDEN ROOM
- GROUND FLOOR BEDROOM AND SHOWER ROOM
- THREE FIRST FLOOR BEDROOMS
- FAMILY BATHROOM, FURTHER WC
- ATTRACTIVE GARDENS, PARKING AND GARAGE

## Brimley Drive, Teignmouth, TQ14 8LE

Guide Price £450,000

Five Woods is an extensive detached chalet style property requiring some modernisation and situated in a highly regarded residential location, tucked away at the head of a cul de sac. Conveniently located with easy access into Teignmouth town centre, seafront and beaches and with Teignmouth's mainline railway station just a short level walk away. There is off road parking facilities to the front of a detached double garage with twin doors. The gardens are particularly generous and to the front comprise areas of lawn with mature shrubs and flower beds with paved pathways and steps, a water feature along with sun terraces accessed via the reception rooms. The rear gardens have been terraced and the versatile accommodation briefly comprises; sitting room/lounge, kitchen, separate dining room, ground floor bedroom and shower room, three first floor bedrooms, family bathroom, utility, WC, garden room, parking, garage, attractive gardens. **NO ONWARD CHAIN.**



## Property Description

Multi-paned entrance door into...

### ENTRANCE PORCH

Double glazed window overlooking the front gardens and approach. Radiator. Door through to...

### ENTRANCE HALLWAY

Porthole window to front aspect. Radiator. Stairs rising to upper floor. Double doors to storage cupboard with fitted shelving. Further double doors to cloaks cupboard with hanging rail. Access to useful under house storage. Doors to airing cupboard with hot water cylinder and slatted shelving. Doors to...

### SITTING ROOM/LOUNGE

A particularly spacious room with double glazed sliding patio doors with outlook over the grounds and access onto a paved sun terrace. Feature fireplace with inset coal effect gas fire, two radiators, double doors accessing the rear gardens. feature porthole window.

### KITCHEN

Quarry tiled flooring, range of cupboard and drawer base units under rolled edge counter tops, corner carousel unit, sliding drawer units, four ring ceramic hob, electric double oven, corresponding eye level units, further larder style unit, one housing a floor mounted Potterton Kingfisher boiler providing the domestic hot water supply and gas central heating throughout the property, plumbing for dishwasher, tiled splash backs, uPVC double glazed window overlooking the rear aspect, one and a half bowl stainless steel sink unit with mixer tap over, recessed spotlighting, obscure glazed door giving access to a rear garden room.

### FORMAL DINING ROOM

Double glazed sliding patio doors overlooking the front gardens and accessing paved terrace. Wooden floorboards, two radiators, feature fireplace with inset coal effect gas fire.

### GROUND FLOOR BEDROOM

uPVC double glazed window to side aspect, radiator, range of fitted bedroom furniture.





#### GROUND FLOOR SHOWER ROOM

Tiled walls and floor, shower cubicle with glazed door/screen, fitted shower, WC with concealed plumbing, wash hand basin set into vanity unit with high gloss counter-top, fitted mirror, medicine cabinet, recessed spotlighting, uPVC obscure double glazed window, ladder style towel rail/radiator.

From the entrance hallway, stairs rising to the...

#### FIRST FLOOR SPLIT LANDING

#### BEDROOM

Dual aspect with double glazed windows overlooking the front and rear gardens with pleasant views across neighbouring properties, two radiators, range of fitted bedroom furniture.

#### BEDROOM

High level obscure glazed window, double glazed sliding patio doors onto an enclosed BALCONY overlooking the front gardens. Radiator, range of fitted bedroom furniture. Tiled shower cubicle with glazed screen and fitted Mira shower.

#### BEDROOM

uPVC double glazed window overlooking the rear garden, radiator.

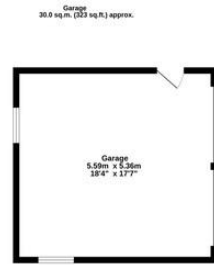
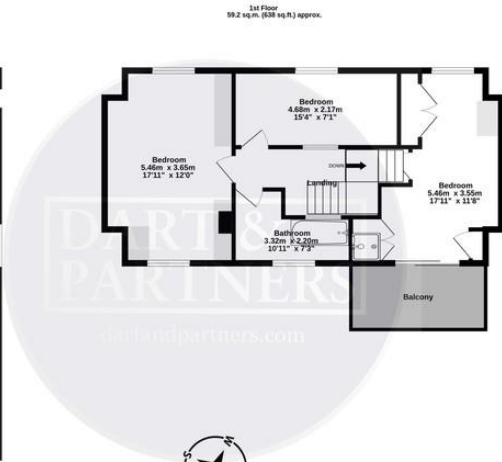
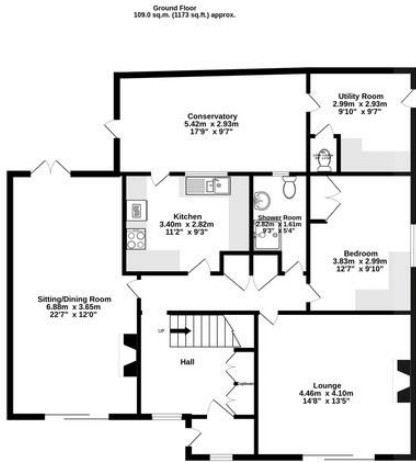
#### FAMILY BATHROOM

Suite comprising a panelled handled bath with mixer tap and shower attachment over, pedestal wash hand basin, low level WC, tiled walls, recessed spotlighting, radiator, obscure double glazed window.

#### OUTSIDE

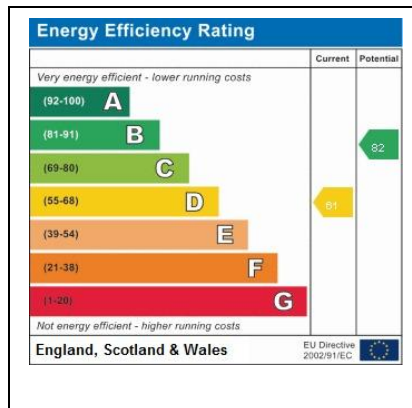
The property is accessed over a brick paved driveway to gated access. The brick paved driveway continues to the detached garage. The front gardens are attractively landscaped and well stocked with meandering pathways and steps through the gardens with raised retained rockery style flower beds. Stocked with a variety of plants, mature trees and shrubs etc. There are two raised enclosed sun terraces accessed from the reception rooms. Ornamental garden pond. The front gardens enjoy the passage of the sun throughout the day. Hardstanding for greenhouse. Brick arch and gate





TOTAL FLOOR AREA : 198.2 sq.m. (2133 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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access leading through to the rear gardens, which is accessed from both sides. The rear gardens are also accessed from the lounge and kitchen. External water tap. Door to garden room. The rear gardens are terraced with paved seating area and an enclosed upper terrace with an area of lawn and flower bed borders.

### GARDEN ROOM

Quarry tiled flooring, mature grape vine, window and door giving access to the rear gardens, power and lighting.

### UTILITY ROOM

### WC

### TWIN GARAGE

With metal up and over doors, overhead apex storage, pit, power and light.

### SOLAR PHOTOVOLTAIC PANELS

The property has the benefit of Solar Photovoltaic panels and prospective purchasers should take appropriate legal advice with regards to the ownership, feed in tariff payments and any third party agreements that may be in place.

MATERIAL INFORMATION - Subject to legal verification

Freehold  
Council Tax Band E



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