



- DELIGHTFUL FAMILY HOME
- SITUATED IN HIGHLY REGARDED TEIGN GARDENS DEVELOPMENT
- ACCOMMODATION OVER THREE LEVELS
- FREE FLOWING LOUNGE WITH SUN TERRACE ENJOYING VIEWS
- MODERN FITTED KITCHEN, DINING ROOM
- THREE BEDROOMS AND FAMILY BATHROOM ON THE FIRST FLOOR
- BEDROOM AND SHOWER ROOM/UTILITY AT GARDEN LEVEL
- DRIVEWAY PARKING
- ENCLOSED REAR GARDEN, ACCESS TO NEARBY NATURE RESERVE

Howard Close, Teignmouth, TQ14 9NW

Guide Price £385,000

A delightful family home located within the highly sought after Teign Gardens development, superbly presented with accommodation over three levels, briefly comprising, free-flowing lounge with sun terrace with views into the Coombe Valley nature reserve, dining room, modern fitted kitchen, to the first floor are three bedrooms and a family bathroom, at garden level is the main bedroom and a shower/utility room which completes the internal accommodation. To the front there is an attractive block paved driveway providing off road parking and to the rear there is a most appealing enclosed garden with superb rural aspect and direct access into the Coombe Valley nature reserve. Conveniently located with easy access to both primary and secondary schools, local shop and bus route.



Property Description

uPVC obscure double glazed entrance door with leaded lattice-work and courtesy lighting, into....

ENTRANCE PORCH

uPVC double glazed window overlooking the front aspect and approach, recessed spotlighting, radiator, solid wooden floorboards, uPVC floor to ceiling double glazed windows, doorway through to....

MAIN RECEPTION

A delightful free-flowing reception area, continuation of solid wooden flooring, radiator, wall mounted electric feature fireplace, uPVC double glazed sliding patio doors with outlook and giving access onto a rear sun terrace and enjoying views into the nearby Coombe Valley nature reserve and extending to Haldon Moor. Squared arch through to the DINING AREA with continuation of wooden flooring, radiator, uPVC double glazed window overlooking the Coombe Valley nature reserve, cupboards housing an Ideal Atlantic wall hung gas combination boiler providing the domestic hot water supply and central heating throughout the property, fitted shelving.

KITCHEN/BREAKFAST ROOM

Comprehensive range of cupboard and drawer base units under laminate worktops with corresponding splashbacks, integrated fridge and freezer, ceramic induction hob with glazed splashback, integrated electric double oven, integrated dishwasher, one and a half bowl drainer sink unit with mixer tap over, corresponding eye level units with under-counter lighting, recessed spotlighting, uPVC double glazed window overlooking the front aspect, breakfast bar, radiator.

SUN TERRACE

Decked sun terrace enjoying panoramic rural views and overlooking the garden.

From the reception, open through to....

Double multi-paned doors through to an inner hallway with stairs to the upper and lower levels. Stairs rising to....





FIRST FLOOR LANDING

Hatch and access to loft space, uPVC double glazed window to side aspect, doors to....

BEDROOM

uPVC double glazed window to front aspect, fitted display shelving, radiator.

BEDROOM

Stripped wooden floorboards, uPVC double glazed window with panoramic rural views over the nature reserve and towards Haldon Moor, recessed shelving, mirror fronted sliding doors with fitted wardrobe with hanging rail and shelving, radiator.



BEDROOM

uPVC double glazed window to front aspect, radiator, recessed shelving, built in mirror fronted sliding doors to built in wardrobe with hanging rail and fitted shelving.

FAMILY BATHROOM

Fully tiled walls and flooring, suite comprising a corner spa bath with mixer tap and shower attachment over, low level WC, wash hand basin set into high gloss vanity unit with illuminated mirror, shower cubicle with sliding glazed door and screen, fitted Unichrome Triton multi function shower, recessed spotlighting, fitted extractor, ladder style radiator/towel rail, uPVC obscure double glazed window.

From inner hallway, stairs descending to....

GARDEN LEVEL HALLWAY

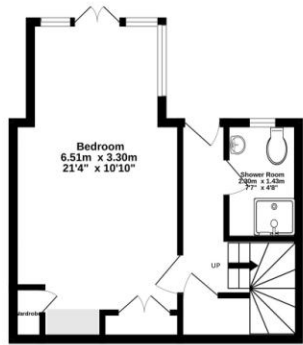
Radiator, uPVC obscure glazed double glazed door giving access to rear gardens, solid wooden flooring, door to useful understairs storage cupboard with fitted shelving, doors to....

MAIN BEDROOM

Range of fitted bedroom furniture with wardrobes, chests of drawers, bedside cabinets and overhead bridge storage, radiator, dado rail, open through to....



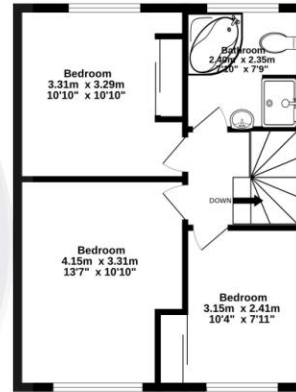
Lower Ground Floor
29.3 sq.m. (315 sq.ft.) approx.



Ground Floor
49.6 sq.m. (533 sq.ft.) approx.

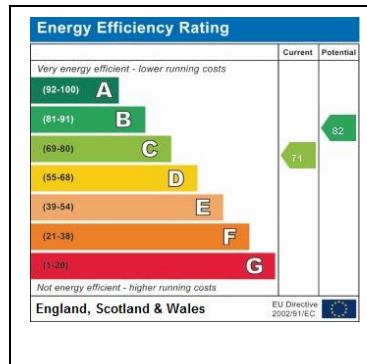


1st Floor
42.0 sq.m. (452 sq.ft.) approx.



TOTAL FLOOR AREA : 120.9 sq.m. (1301 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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DRESSING AREA

With uPVC double glazed window and French patio doors with outlook and giving access to the enclosed rear gardens with pleasant views into the nature reserve. Underfloor heating.

SHOWER ROOM

Tiled floor, underfloor heating, pedestal wash hand basin, low level WC, ladder style towel rail/radiator, uPVC obscure double glazed window, spotlighting, fitted extractor, tiled shower enclosure with fitted shower, recessed utility area with space and plumbing for washing machine and space for condenser tumble dryer with storage over.

OUTSIDE

The property is approached over an attractive circular patterned block paved driveway providing off road parking and leading to the main entrance. Outside water supply, gated access to a side path leading to the rear gardens. The rear gardens, accessed via the lower level hallway and bedroom, are a particular feature of the property being completely enclosed and offering direct access onto the Coombe Valley nature reserve. The gardens are predominantly decked, covered seating area with lighting, external power supply and a fitted bar area with access onto a large area of sun deck enjoying the aforementioned rural views, timber balustrading, short flight of steps to a lower deck with corresponding seating providing external storage. The lower garden has been laid to gravel for ease of maintenance, with brick paved pathway leading to gated access directly to the nature reserve. Timber garden shed.

MATERIAL INFORMATION - Subject to legal verification
Freehold - Council Tax Band D



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

www.dartandpartners.com
01626 772507
property@dartandpartners.com

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