

27 Higher Coombe Drive, Teignmouth, TQ14 9LR

£345,000 Freehold

Detached House • Far Reaching Rural, Town & Estuary Views • Four Bedrooms • Stylish Open Plan Living • Full Width Balcony With Fantastic Views • Three Bedrooms & Family Bathroom on Entrance Level • Master Bedroom & En Suite Shower Room on Lower Level • Master Bedroom with Terrace to Garden • Large Enclosed Side and Rear Gardens • Driveway Parking & Garage in Nearby Block

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Stepping into the entrance hallway, with attractive wood flooring, there are doors off to the principal rooms and a staircase leading to the lower level.

There are three bedrooms, with continuation of wood flooring, on the entrance level and the family bathroom. Two bedrooms (one currently used as a study), have a front aspect with a further bedroom to the side with built in storage. The family bathroom with attractive tiled flooring comprises bath with shower over, wash hand basin and low level dual flush WC. There is an obscure glazed window to the side.

Enjoying the fine views to the rear is the open plan living space with the same wood flooring and full width windows and sliding doors opening to the recently reinforced and improved full width balcony which is large enough for seating. This space enjoys fantastic far reaching elevated views over Teignmouth towards Dartmoor and Ringmore encompassing the Teign Estuary.

The kitchen area is naturally divided to the side from the living space and is fitted with white base and wall units with integrated dishwasher and space for a fridge/freezer. A window in the kitchen overlooks the side of the property and a half glazed door steps out on to a decked terrace to the side where the front and rear gardens can be accessed.

Descending the stairs to the lower level, there is built in storage with plumbing and space for a washing machine and space for a dryer with further shelving to the side. Here, there is also access to part of the vast under house storage where the boiler is mounted.

A door opens to a further double bedroom, with wood flooring, with en suite shower room and sliding patio doors out to a decked terrace of the same design as the balcony and accesses the rear garden. There is further access from a door in the bedroom to the extremely generous under house storage (restricted head height), which has light.

The front of the property is enclosed with driveway parking for two vehicles. A gate opens to a pathway with lawn either side to the front entrance. Gates either side of the property give access to the side and rear.

There is a generous plot at the side of the property beyond the driveway with potential to extend for a number of uses subject to planning consents.

The generous and fully enclosed rear garden is laid to lawn with established plants, shrubs and trees. Gates at either side access the front.

There is a garden shed sited at the bottom of the garden and a secure gate leads out to Soper Walk where the garage can be accessed just outside the rear garden.



Tenure: Freehold

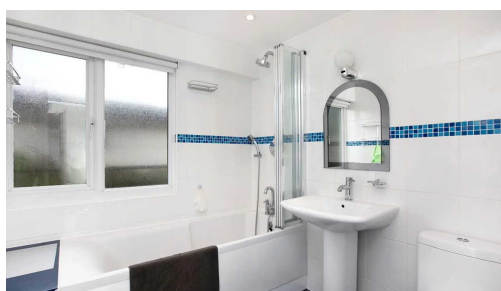
Council Tax Band C - £2,083.62 per year

Electric, gas and water all connected

Broadband Speed -

Ultrafast 1000 Mbps (According to OFCOM)

Energy Performance Rating: D



MEASUREMENTS:

Lounge/Diner 20' 1" x 11' 9" (6.11m x 3.57m),

Kitchen 13' x 6' 8" (3.96m x 2.04m),

Bedroom 10' x 10' (3.06m x 3.05m),

Bedroom 14' 4" x 6' 8" (4.06m x 2.03m),

Bedroom 6' 10" x 6' 8" (2.08m x 2.04m),

Bathroom 6' 8" x 6' (2/04m x 1.84m)

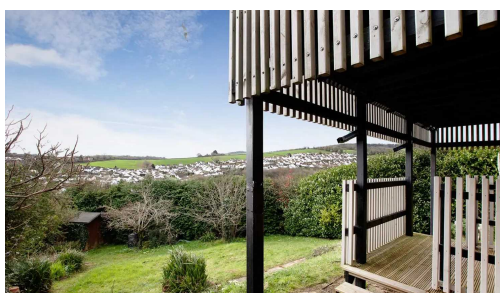
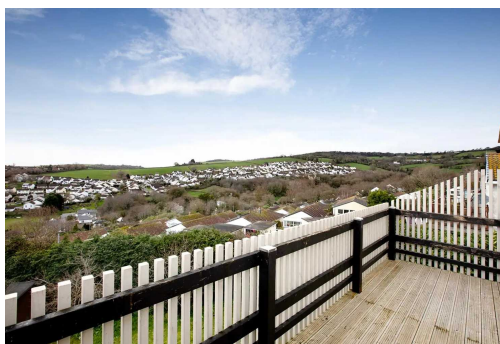
LOWER LEVEL:

Bedroom 14' 9" x 13' 9" (4.49m x 4.19m),

En Suite 9' 3" x 5' 4" (2.81m x 1.62m)

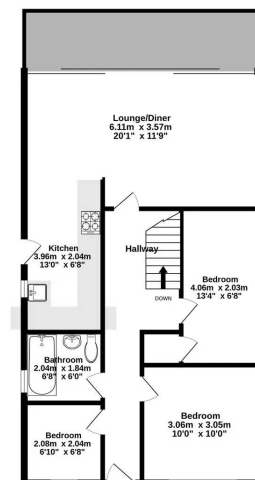
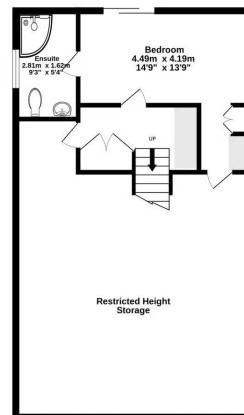


Teignmouth is a popular resort on a stretch of red sandstone along South Devon's Coast. It is a historic port and working harbour, a Victorian Pier and promenade. It's sandy seas and river beaches are excellent for water sports with two sailing clubs and a diving school. It has a wide range of facilities including supermarkets, independent shops, selection of bars and restaurants, small hospital, Green Flag Awarded children's play park and both state & independent schools.



Lower Ground Floor
64.5 sq.m. (694 sq.ft.) approx.

Ground Floor
65.3 sq.m. (703 sq.ft.) approx.



TOTAL FLOOR AREA: 129.8 sq.m. (1397 sq.ft.) approx.
 Measurements are taken to the face of the walls and are not intended to be used for any other purpose. The area for furniture placement is not intended to be used for any other purpose. The area for furniture placement is not intended to be used for any other purpose. The area for furniture placement is not intended to be used for any other purpose.

