



Located in the desirable seaside town of Teignmouth stands this spacious, detached four-bedroom family home. Nearby is the lovely seafront, and the property benefits from easy access to local primary and secondary schools as well as the town centre.

5 St. Lukes Drive | Teignmouth | TQ14 9GY



thoroughly good property agents



PROPERTY TYPE

Detached House



SIZE

2181 SQ FT



LOCATION

Teignmouth



AGE

Modern



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

2 & 2 WC's



WARMTH

Central Heating



PARKING

Double Garage, Off Road  
Parking



OUTSIDE SPACE

Garden, Balcony



EPC RATING

C 74



COUNCIL TAX BAND

F



### in a nutshell...

- Spacious Family Home
- Large Garden
- Four Double Bedrooms
- Double Garage
- Off Road Parking
- Desirable Location
- Large Living Space
- Close to Amenities
- Close to Primary and Secondary Schools





## THE PROPERTY

Located in the desirable seaside town of Teignmouth stands this spacious, detached four-bedroom family home. Nearby is the lovely seafront, and the property benefits from easy access to local primary and secondary schools as well as the town centre. The property itself is in a small cul de sac of three properties. On the block-paved driveway in front of the property, there is parking for several cars and access to the double garage.

## STEP INSIDE

### Ground floor

The hallway leads directly to the lounge, a large, spacious, light and airy room benefitting from triple aspect windows. The lounge provides amazing views across the beautiful Devon countryside and Dartmoor and this can be further enjoyed by stepping out of the double patio doors onto a large decked area. There is ample space for table and chairs and this is the perfect area to relax and enjoy the view as the sun goes down. To the back of the room is a feature gas fireplace with mantle and hearth. There are two radiators in the lounge, access to a spacious and useful integral storage cupboard, and several TV points throughout the room.

On this floor, is also the roomy office/study where there is space for a large desk, plenty of power points for a PC or TV, a radiator, and room for further furniture. There is also the possibility that the room can be used as a fifth bedroom. Between the lounge and study is the bright and light W.C. This has a pedestal wash hand basin, low level WC, radiator and extractor fan.

### Lower Ground Floor

At the foot of the stairs leading from the first floor to the ground floor, there is a small hallway with a radiator and access to a useful long storage cupboard. Off the hall there is an alternative door to the rear garden, handy for pet access. The WC off the hall has a pedestal wash hand basin, a small storage cupboard, an extractor fan, and is the location of the 2022 boiler.

Now we enter the kitchen/diner, a fantastic room set up perfectly for family living and hosting. There are quadruple aspect windows letting in bags of light. To one end of the room is a large space for a dining table and other furniture. At the other end is the kitchen. This has a variety of floor-based units with roll edge granite work surface over and tiled splashback throughout. There is a large island with an integral hob, fridge and a breakfast bar and further storage units. Below one window there is an integral one- and-a-half sink with drainer to side, and an integral dish washer. An integral double oven is adjacent to the hob. Two rooms lead off the kitchen: the desirable shelved larder with generous storage space, and an equally generous utility room. The utility room features an integral sink and drainer, floor-based storage units with work surface over, a radiator, and plumbing and drainage for freezer and washing machine. Within the utility room there is a useful and roomy under-stairs storage cupboard. The kitchen has two radiators, a TV point and double patio doors opening out to the rear garden.

### First Floor

The first- floor landing provides access to the loft, the bedrooms and bathroom and the generous-sized, shelved airing cupboard. A sky tunnel is in place, so the landing receives natural light from above and is beautifully bright.

Bedroom two is a large room with two windows that provide a pleasant view to the sea, one mile away. There is a built -in triple wardrobe, radiator and TV point. The family bathroom is next to this. The modern bathroom, renewed in 2023, has a bathtub with shower over and a wall- mounted sink unit and low- level WC. There is a wall- mounted heated towel rail, an extractor fan, and the room is tiled throughout. Just around the corner from the bathroom is bedroom three. This room provides a beautiful outlook over Teignmouth and the surrounding countryside, as far as Dartmoor. There is a door to generous storage in the eaves, a radiator, TV point and plenty of room for bedroom furniture.

The main bedroom also has wonderful, lofty views across the local countryside. A wall -to -wall built- in wardrobe provides plenty of storage and there is ample space for bedroom furniture. The en-suite bathroom attached contains a large walk-in shower cubicle, wall- mounted wash hand basin with storage under, low level WC with fitted storage either side and wall mounted heated towel rail. The shower unit is clad with premium acrylic aquaboard and there are tiled walls throughout the rest of the room. The fourth bedroom is a good-sized double with views out to the sea, one mile away. There is a radiator and plenty of space for bedroom furniture. There is more than enough storage for linens and laundry in the shelved airing cupboard which completes the accommodation on the second floor. This airing cupboard also houses the immersion tank.

## OUTSIDE AND AROUND THE PROPERTY

The front of the property has parking for several cars, access to the double garage, and a gate providing access to the rear garden via steps leading down from the side of the house. There is a pretty, compact garden to the left of the house. The part- paved area here is ideal for relaxing in the morning or afternoon sun.

Access to the rear garden is via stairs at the side of the house. This garden is mainly level lawn. The garden is private and secure and mainly sees the afternoon and evening sun. Outside the kitchen's double doors is a paved area, set under the sheltering boards of the deck above, and ideal for those late afternoon gatherings. A pebbled path provides access around the border of the garden and leads to a small open space, ideal as the setting of a barbecue oven. Above this area are stairs leading to the first floor deck. The garden also benefits from having an outside tap.

At the front of the property is the double garage. It has an electric roll door, power, lighting and a door to the rear garden. There is space for parking two cars, plenty of room for storage and the space currently houses a condenser dryer. Doors leads off the garage to the ground floor hallway and out onto the deck.

the floorplan...



## St. Lukes Drive, Teignmouth, TQ14

Approximate Area = 1891 sq ft / 175.6 sq m

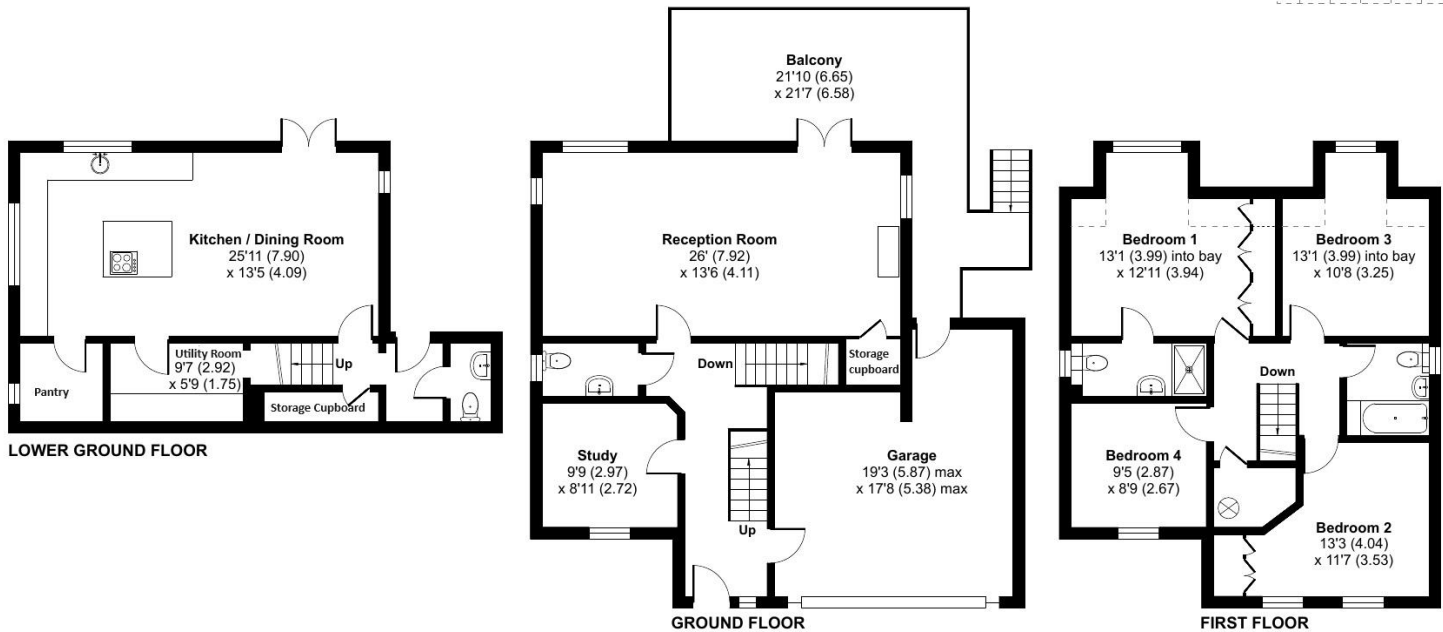
Limited Use Area(s) = 31 sq ft / 2.8 sq m

Garage = 290 sq ft / 26.9 sq m

Total = 2181 sq ft / 202.6 sq m

For identification only - Not to scale

Denotes restricted  
head height



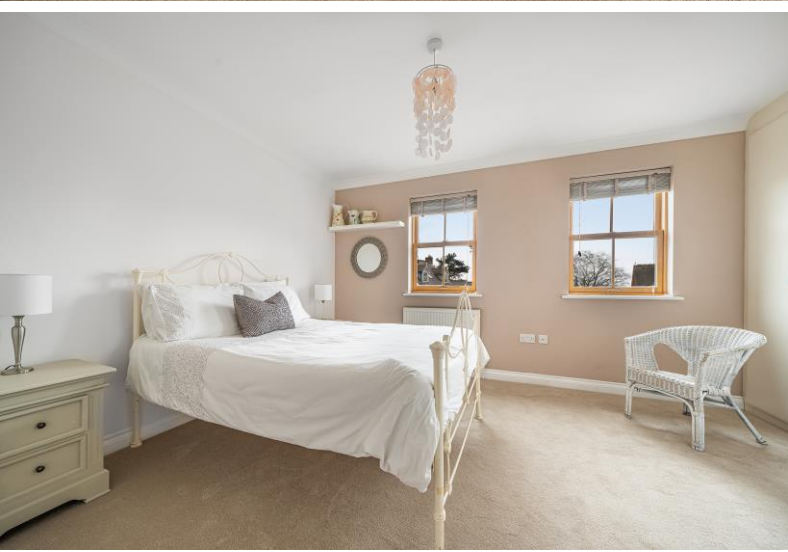
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchemcom 2024. Produced for Ashtons Complete (Complete Property). REF: 1096681



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## the location...

Teignmouth has a great deal to offer, not least its superb sandy beach, award winning children's play area and the nearby golf courses. Water sport activities are well catered with two sailing clubs, deep water moorings and a diving school. This picturesque town has a Victorian Pier and new theatre and a wide selection of bars and restaurants, and well-known shops and supermarkets including Lidl and Morrisons. It also benefits from easy access to the A380, and the mainline railway station at Teignmouth and the International Airport at Exeter convenient facilities.

### Shopping

Supermarket: 1.7 miles

Town Center: 0.9 miles

### Relaxing

Teignmouth Golf Course: 1.9 miles

Teignmouth Beach: 1.1 miles

Teignmouth Play Park: 1.3 miles

### Travel

Local Bus Stop: 0.1 miles

Train Station: 0.9 miles

Exeter Airport: 16.8 miles

### Schools

Primary: 0.7 miles

Secondary: 0.3 miles

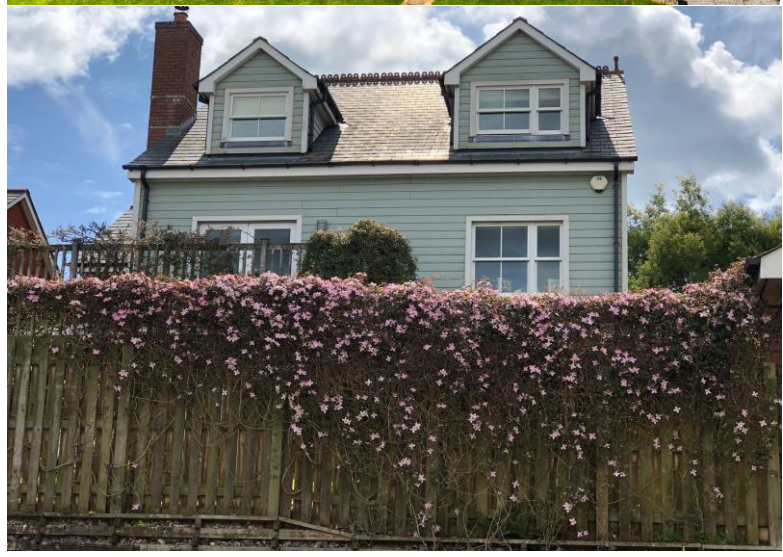
Independent: 0.4 miles

Please check Google maps for exact distances and travel times.

**Property postcode: TQ14 9JG**

## how to get there...

From our office in Wellington Street, follow Orchard Gardens to the roundabout. Take a left and join the right-hand lane. At the second set of traffic lights take a right up Exeter Road. As you breach the top of the hill take a left onto St Luke's Drive and follow the road around. The property can be located at the end of the cul de sac.





Need a more complete picture? Get in touch with your local branch...

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