



- END TERRACED PROPERTY WITH LOVELY RURAL VIEWS
- CLOSE TO THE COOMBE VALLEY NATURE RESERVE
- CONVENIENT FOR ACCESS TO SCHOOLS, BUS SERVICE AND SHOP
- WELL PRESENTED ACCOMMODATION
- ENTRANCE PORCH, ENTRANCE HALLWAY
- SITTING ROOM/LOUNGE WITH DIRECT ACCESS ONTO REAR PATIO
- KITCHEN, TWO BEDROOMS
- BATHROOM, UNDER STAIRS STORE/UTILITY SPACE
- PARKING, FRONT AND REAR GARDENS

Higher Coombe Drive, Teignmouth, TQ14 9LR

£245,000

A delightful end of terrace property located in a highly sought after residential location with easy access to both primary and secondary schools and on a local bus route with nearby convenience store and just a short walk from the Coombe Valley nature reserve. The property is well presented with accommodation briefly comprising; entrance porch, entrance hallway, sitting room/lounge with direct access onto rear patio/seating area, kitchen, two bedrooms, bathroom, under stairs store/utility cupboard, rural views, off road parking, front and rear gardens.



Property Description

uPVC obscure double glazed door into...

ENTRANCE PORCH

uPVC double glazed windows overlooking the front and side aspect with views across the Coombe Valley nature reserve and open farmland beyond, uPVC obscure double glazed door through to...

ENTRANCE HALLWAY

Radiator, hatch and access to loft space. Wooden flooring which extends into the kitchen and sitting room/lounge. Feature arch through to kitchen. Doors to...

SITTING ROOM/LOUNGE

Two radiators, skylight window, recessed spotlighting, continuation of wooden flooring, uPVC double glazed window with sliding patio doors giving access overlooking the rear gardens.

KITCHEN

Modern high gloss cupboard and drawer base units under laminate rolled edge work surfaces, one and a half bowl stainless steel drainer sink unit with mixer tap over, integrated electric oven and brushed chrome four ring gas hob, further under counter appliance space, attractive splashbacks, corresponding eye level units, chimney style extractor hood, window with outlook through the porch towards the Coombe Valley nature reserve.

BEDROOM

uPVC double glazed window overlooking the front aspect and approach with panoramic rural views from Haldon moor across the Coombe valley to rural Bishopsteignton and across west Teignmouth to the river Teign estuary, Shaldon, Ringmore and open farmland beyond. Radiator, range of built in wardrobes.





BATHROOM

Panelled handled bath with mixer tap and shower attachment over, low level WC, pedestal wash hand basin, radiator, fitted extractor.

INNER STAIRCASE

Recessed display shelving, stairs descending to...

LOWER LEVEL BEDROOM/RECEPTION

uPVC double glazed window overlooking the front aspect and driveway. range of fitted cupboards with one housing a Worcester gas boiler providing the domestic hot water supply and gas central heating throughout the property. Radiator, recessed spot lighting. Double doors to...



UNDER STAIRS STORE CUPBOARD

With power and lighting, plumbing for washing machine, further appliance space.

OUTSIDE

The property is access over a brick paved driveway providing **OFF ROAD PARKING**. Gently sloping front lawn with mature borders and continuation of the brick paving leads to a stairway up to the main entrance and accessing a raised **SUN DECK** enjoying the aforementioned panoramic views. A side pathway extends to a gated access to the rear gardens. External water supply. The rear gardens are also accessed from the sitting room/lounge onto a patio/seating area. A short flight of steps lead to a raised paved terrace. A central gravelled pathway extends up through a lawned garden with mature borders. to the head of the garden there is a raised retained patio with gravel bed borders which enjoys appealing and far reaching rural views and benefits from the passage of the sun throughout the day.



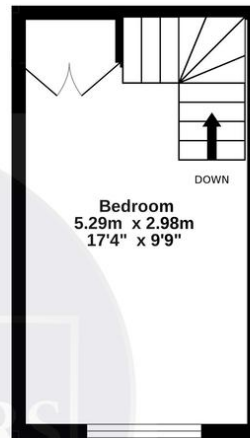
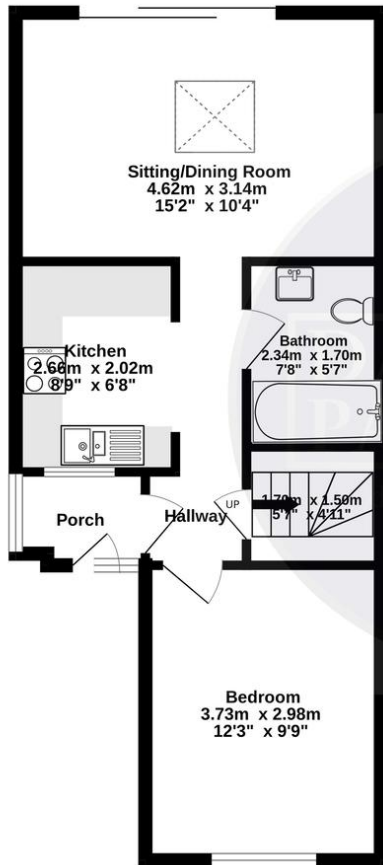
MATERIAL INFORMATION - Subject to legal verification

Freehold

Council Tax Band B

Ground Floor
43.3 sq.m. (466 sq.ft.) approx.

Lower Level
15.8 sq.m. (170 sq.ft.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		88
(81-91)	B		
(69-80)	C	68	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 59.1 sq.m. (636 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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