



- DETACHED EXECUTIVE STYLE PROPERTY IN HIGHLY REGARDED RESIDENTIAL LOCATION
- CONVENIENT FOR ACCESS TO THE COASTAL PATH TO TEIGNMOUTH SEAFRONT
- ENTRANCE PORCH, ENTRANCE HALLWAY
- SITTING ROOM/LOUNGE, DINING ROOM, CONSERVATORY
- KITCHEN BREAKFAST ROOM, UTILITY
- STUDY/GROUND FLOOR BEDROOM, CLOAKROOM
- FIVE FIRST FLOOR BEDROOMS (TWO EN-SUITES), FAMILY BATHROOM
- PARKING, GARAGE AND ATTRACTIVE PRIVATE GARDENS
- NO ONWARD CHAIN

Rockfield Close, Teignmouth, TQ14 8TS

Guide Price £575,000

A detached executive style family home situated in a highly sought after residential location and built in the late 90's by Messrs Westbury Homes with superbly proportioned accommodation situated at the end of a quiet cul-de-sac with access to the coastal pathway leading to Teignmouth seafront and beach. There are appealing rear gardens offering privacy and seclusion, off road parking and a detached double garage. Internally the accommodation briefly comprises; entrance porch, reception hallway, sitting room/lounge, dining room, conservatory, study/ground floor bedroom, cloakroom, kitchen breakfast room, utility, five first floor bedrooms, two with en-suite facilities and a family bathroom. Offered with no onward chain.



Property Description

Entrance door with attractive leaded lattice-work with uPVC double glazed windows to either side with outlook over the front gardens and approach and leading into the...

ENTRANCE PORCH

Quarry tiled floor, radiator. Door with glazed side screens through to...

ENTRANCE HALLWAY

Stairs rising to upper floor, radiator, hatch to useful under stairs store cupboard, door to cloaks cupboard. Doors to...

SITTING ROOM/LOUNGE

Two radiators, feature fireplace with inset coal effect gas fire, double doors through to the dining room, uPVC double glazed French patio doors with windows to either side with outlook and access into the conservatory.

DINING ROOM

Also accessed from the entrance hallway, uPVC double glazed bay window overlooking the front gardens, radiator. Double doors through to sitting room/lounge.

CONSERVATORY

Victorian style conservatory with tiled flooring, uPVC double glazed windows and French patio doors with pleasant outlook and giving access onto the enclosed rear gardens.

KITCHEN/BREAKFAST ROOM

KITCHEN AREA: Range of cupboard and drawer base units under laminate rolled edge work surfaces, corner display shelving, one and a half bowl drainer sink unit





with mixer tap over, integrated wine rack, Neff dishwasher, five ring gas hob, Neff double oven, tiled splash backs, corresponding eye level units, concealed extractor hood, wall hung Biasi gas boiler providing domestic hot water supply and gas central heating throughout the property, integrated fridge and freezer, additional counter top, glazed fronted display cabinets, window overlooking the rear gardens. **BREAKFAST AREA:** Radiator, space for table and chairs, uPVC double glazed French patio doors with access onto the rear patio and gardens. Door to...

UTILITY ROOM

Base and eye level units, counter top with tiled splash backs, single drainer stainless steel sink unit with mixer tap over, space and plumbing for washing machine, further appliance space, radiator, uPVC obscure double glazed window, double glazed door giving access to a side pathway and enjoying views over neighbouring properties and along the Babbacombe coastline.



STUDY/GROUND FLOOR BEDROOM

uPVC double glazed windows overlooking the front garden, radiator.

CLOAKROOM

uPVC obscure double glazed window, radiator, WC with concealed plumbing, wall hung wash hand basin, feature arch.

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

GALLERIED LANDING

Two radiators, uPVC double glazed window overlooking the front aspect with deep display sill, hatch and access to loft space, door to linen cupboard with Mega Flow hot water cylinder and slatted shelving. Doors to...



BEDROOM ONE

uPVC double glazed window overlooking the rear aspect and gardens, radiator, range of fitted wardrobes. Door to...

EN-SUITE BATHROOM

Fully tiled with panelled bath, mixer tap and shower attachment, wash hand basin set into vanity unit, WC with concealed plumbing, bidet, radiator, uPVC obscure double glazed window.

BEDROOM TWO

uPVC double glazed window overlooking the front aspect, radiator, range of fitted wardrobes. Door to...

EN-SUITE SHOWER ROOM

Fully tiled with uPVC obscure double glazed window, fitted extractor, radiator, shower cubicle with Triton shower, glazed door/screen, wash hand basin set into vanity unit, shaver light and socket over, low level WC.

BEDROOM THREE

uPVC double glazed window overlooking the rear aspect, radiator, fitted wardrobes.

BEDROOM FOUR

uPVC double glazed window overlooking the front aspect with deep display sill, radiator.

BEDROOM FIVE

uPVC double glazed window overlooking the rear aspect, radiator.

FAMILY BATHROOM

Fully tiled, radiator, uPVC obscure double glazed window, bath with fitted Triton shower, WC with concealed plumbing, bidet, wash hand basin set into vanity unit, shaver light and socket, fitted extractor, radiator.

OUTSIDE

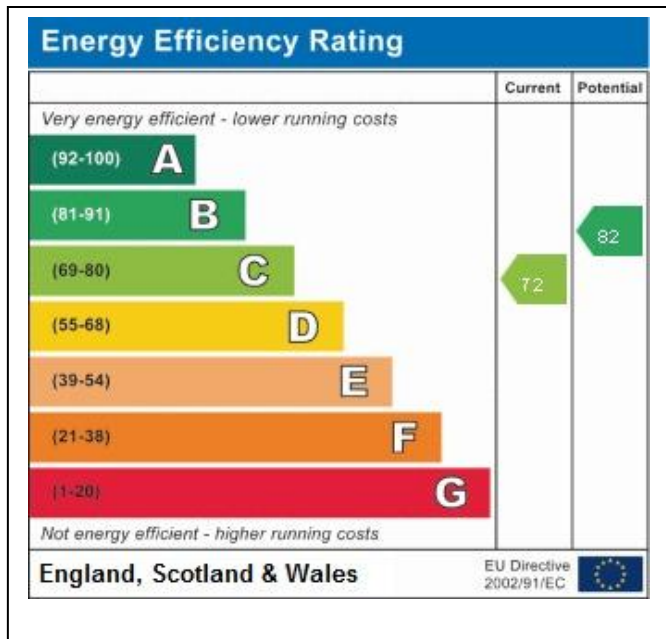
To the front of the property, the property is approached over a tarmac double driveway providing **OFF ROAD PARKING** and leading to a **DETACHED DOUBLE GARAGE**. The front gardens are lawned with well stocked borders, Torbay palm, ferns and holly along with a variety of mature shrubs and trees. A paved pathway leads to the main entrance and continues to the side of the property to a gated access continuing to the rear gardens. The rear gardens are also accessed via the conservatory, utility and kitchen breakfast room onto a paved patio/seating area offering a high degree of privacy and seclusion. Additional circular paved patio. Outside water tap. The rear gardens are level and predominantly laid to lawn with mature well stocked borders. To the rear of the garden there is a gated access onto a coastal path leading through Mules Park to Teignmouth seafront and beach.

DETACHED DOUBLE GARAGE

With metal up and over door, power and lighting, overhead storage.

MATERIAL INFORMATION - Subject to legal verification

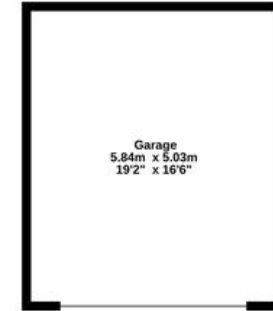
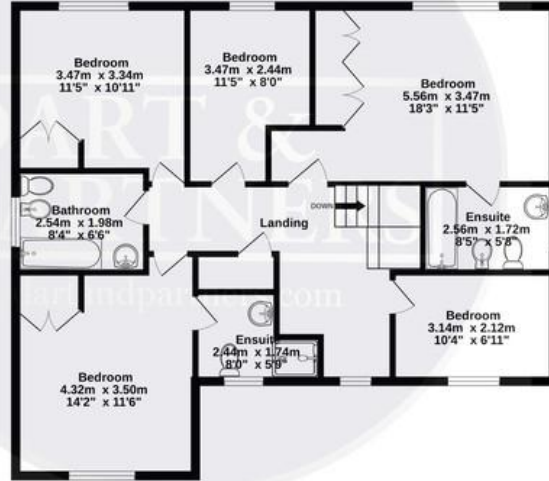
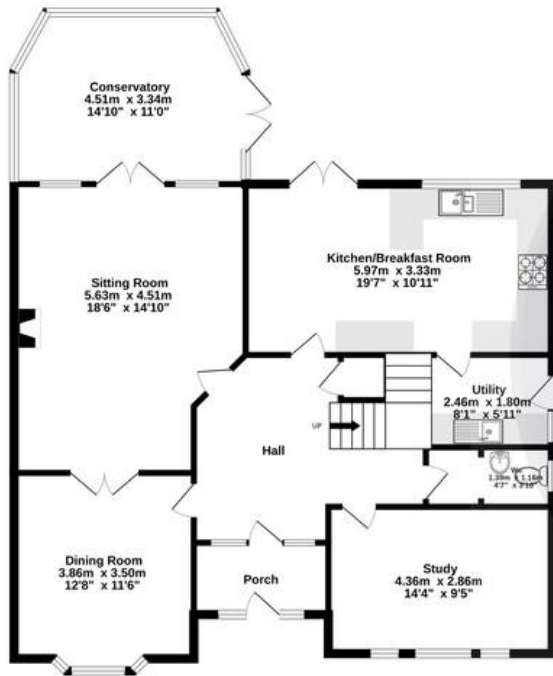
Freehold
Council Tax Band G



Ground Floor
108.7 sq.m. (1170 sq.ft.) approx.

1st Floor
83.0 sq.m. (894 sq.ft.) approx.

Garage
29.4 sq.m. (316 sq.ft.) approx.



TOTAL FLOOR AREA : 221.1 sq.m. (2380 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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