



- WELL PRESENTED FAMILY HOME WITH SUPERB RURAL, RIVER AND SEA VIEWS
- MODERN FITTED KITCHEN DINING ROOM
- SPACIOUS LOUNGE WITH ACCESS TO REAR GARDENS
- GROUND FLOOR CLOAKROOM
- FOUR BEDROOMS
- MODERN SHOWER ROOM
- FRONT, SIDE AND REAR GARDENS
- PLANNING APPLICATION SUBMITTED FOR GARAGE AND PARKING

**Kingsway, Teignmouth, TQ14 9AG**

**Guide Price £250,000**

A well presented four bedroom family home in a popular residential location with superb views over the river Teign estuary to Shaldon and Teignmouth's river beach and with far reaching rural and sea views. The internal accommodation briefly comprises; a modern fitted kitchen/dining room, a spacious lounge with access into the gardens and enjoying river, rural and sea views, ground floor cloakroom, to the first floor there are four bedrooms and a modern fitted shower room. Outside there are front, side and rear gardens with a raised sun deck, terrace and an additional parcel of land with planning application to provide a garage and additional parking.



## Property Description

Covered entrance to a uPVC obscure double glazed entrance door with corresponding side panel into the...

### ENTRANCE HALLWAY

Stairs rising to upper floor, radiator. Useful under stairs storage recess. Doors to...

### CLOAKROOM

High level uPVC obscure double glazed window, wash hand basin set into vanity unit, WC with concealed plumbing, radiator, continuation of flooring.

### LOUNGE

uPVC double glazed window and uPVC double glazed French patio doors with outlook and giving access to the gardens and with superb views into the nearby river Teign estuary to Ringmore, open farm land beyond and to Teignmouth's back beach the Ness and out to sea. Radiator, fitted gas fire.

### MODERN FITTED KITCHEN DINING ROOM

**KITCHEN AREA:** A comprehensive range of cupboard and drawer base units under laminate rolled edge work surfaces with integrated dishwasher, induction hob, corresponding splash back, corner carousel unit, one and a half bowl stainless steel drainer sink unit with mixer tap over (providing instant boiling water), space and plumbing for washing machine, further appliance space, larder style unit, integrated double oven, sliding door unit, corresponding eye level units with concealed extractor hood, uPVC double glazed window with pleasant outlook into the enclosed gardens. **DINING AREA:** Space for table and chairs, radiator.

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

### FIRST FLOOR LANDING

Double doors to a deep airing/linen cupboard with slatted shelving and overhead storage. Doors to...

### BEDROOM ONE

uPVC double glazed window overlooking the front aspect with





superb panoramic views into the river Teign estuary taking in Shaldon, Ringmore and rolling hills beyond, Shaldon beach, Teignmouth's back beach, the Ness and out to sea. Range of fitted wardrobes and shelving. Radiator.

#### **BEDROOM FOUR**

uPVC double glazed window overlooking the front aspect with similar views to bedroom one, radiator.

#### **BEDROOM TWO**

uPVC double glazed window overlooking the rear aspect, radiator.

#### **BEDROOM THREE**

uPVC double glazed window to side aspect with views into the river Teign estuary, across Teignmouth back beach and out to sea. Radiator.



#### **MODERN FITTED SHOWER ROOM**

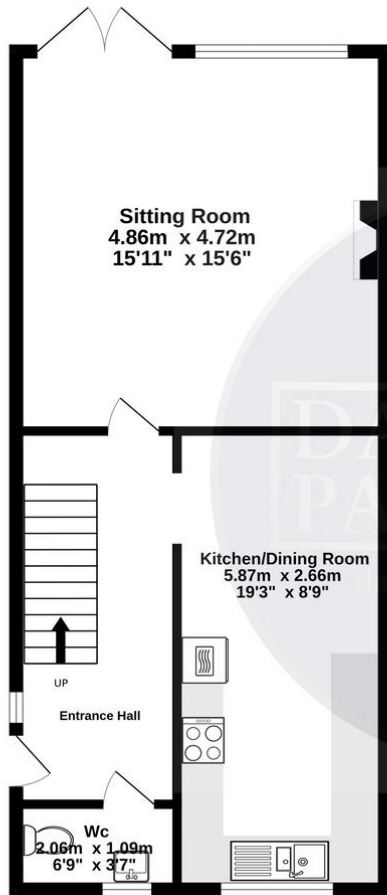
Corner shower cubicle with sliding glazed door and screen, fitted Mira Sport shower, wash hand basin set into high gloss vanity unit, WC with concealed plumbing, fitted mirror, fitted extractor, high level uPVC double glazed window, ladder style towel rail/radiator.

#### **OUTSIDE**

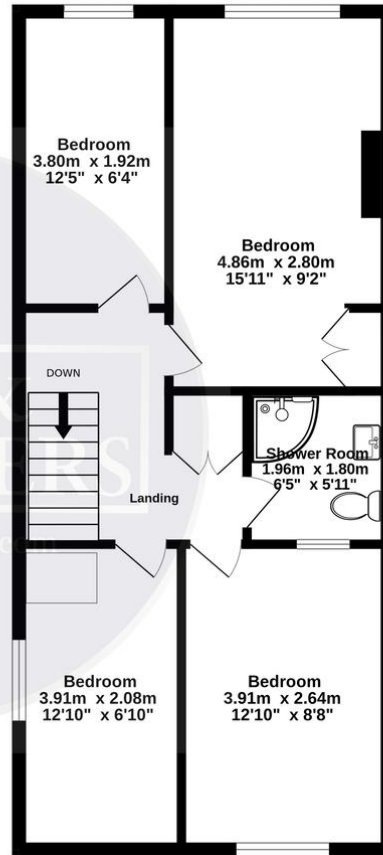
The property is approached through gated access with a pathway leading through the gardens to the main entrance. The wrap-around gardens are fully enclosed and to the front is a raised terrace, also accessed from the main reception room, with appealing views into the river Teign estuary and countryside beyond across to Teignmouth's river beach, taking in the Ness and out to sea. There is an enclosed area of lawn and a lower hardstanding housing a timber garden shed with mature hedgerow borders. A side garden leads to an additional gated access through to the main gardens which are fully enclosed, ideal for those with small children and/or pets, with a raised retained sweeping lawn with two garden sheds and a raised sun deck with attractive timber and rope balustrading. External power and water supply. The gardens enjoy the passage of the sun.



Ground Floor  
50.3 sq.m. (542 sq.ft.) approx.



1st Floor  
50.3 sq.m. (542 sq.ft.) approx.



TOTAL FLOOR AREA : 100.7 sq.m. (1083 sq.ft.) approx.

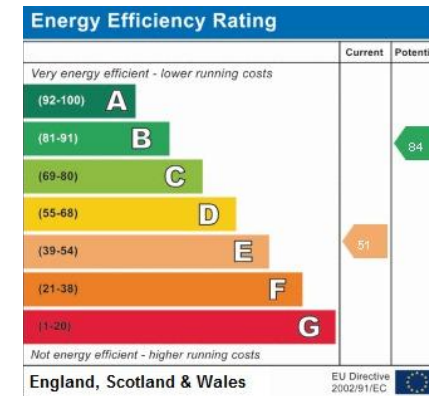
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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In addition to the front gardens there is an area of sloping lawn which currently has a planning application in to provide a garage plus additional off road parking.

MATERIAL INFORMATION - Subject to legal verification

Freehold  
Council Tax Band B



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

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

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