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**Westerland Lodge, 41 Ferndale Road,  
Teignmouth, TQ14 8NQ**

**Guide Price £840,000 Freehold**

Impressive Detached Residence • Sought After Location • Wonderful Sea & Coastal Views • Two Receptions with Stunning Sea Views • Sociable Kitchen/Diner • Four Bedrooms & Further Loft Rooms • 1 Bedroom Annexe • Driveway Parking for Multiple Vehicles • Large Garden with South Facing Terrace Looking To Sea • EPC - D

  
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The hallway is bright and spacious with built in storage with hanging and shelving. Stairs ascend to the upper floor and there are doors off to the living room, lounge and kitchen/diner. The bright dual aspect living room immediately draws the eye to the breath taking coastal views this room enjoys through a walk in picture bay window. A further window overlooks the front. A marble fireplace and hearth with wood mantle houses a living flame fire and there is decorative coving and ceiling rose. The separate dual aspect 2nd reception enjoys the same views spanning the coastline and has a marble fireplace and hearth with wood mantle. The well equipped kitchen/diner with Karndean flooring is a sociable space with a uPVC French door stepping out to the side terrace. An arch opens to the kitchen fitted with a range of cream gloss base and wall units with granite worktop with groove cut drainer and tiled splash backs. Ascending the stairs to the first floor, a window floods the area with natural light. Three double bedrooms enjoy wonderful, unspoilt sea and coastal views, one of which benefits from ample built in storage and a beautiful and stylish fully tiled en suite bathroom with double ended bath with shower attachment, low level dual flush WC and wash hand basin in vanity with storage below.

There is a good sized separate shower cubicle with rainfall showerhead, obscure glazed window and towel rail. A further bedroom overlooks the terrace. The family bathroom comprises bath with shower over, wall hung wash hand basin and low level dual flush WC. There is an obscure glazed window, towel rail and useful cupboard which houses the hot water cylinder. From the landing, a door opens to further stairs with window where there are two very versatile rooms, one fitted with two Velux windows and the other with window with sea views. Both of these additional rooms provide ample eaves storage. An additional entrance at the front of the property accesses both the main residence and the small annexe which can be separated with a locking inter-connecting door. The hallway has a storage cupboard which has plumbing for a washing machine and space for dryer. The boiler is housed here. A glazed door opens to the terrace. The kitchen area is fitted with wall and base units and a stainless steel sink unit. The snug lounge has a window to the rear with a door to the bedroom overlooking the front. A Jack n' Jill shower room is accessed from both the bedroom and entrance hallway and is fitted with corner shower cubicle, wash hand basin in vanity unit with storage, concealed cistern WC and there is an obscure glazed window.



The front of the property provides a large area laid to loose stone to accommodate parking for multiple vehicles. A pathway wraps around the property where to one side there is a large area of level lawn with two garden sheds and a fruit/vegetable patch at the rear.

A summerhouse is sited on an area of hardstanding at the head of the fabulous large paved terrace which spans the entire rear of the property looking out to sea, making this a wonderful space for entertaining or relaxing.

The terrace wraps around to the side with attractive semi circular steps down to a further very generous lawn enclosed by mature hedge boundary, again with spectacular coastal views.

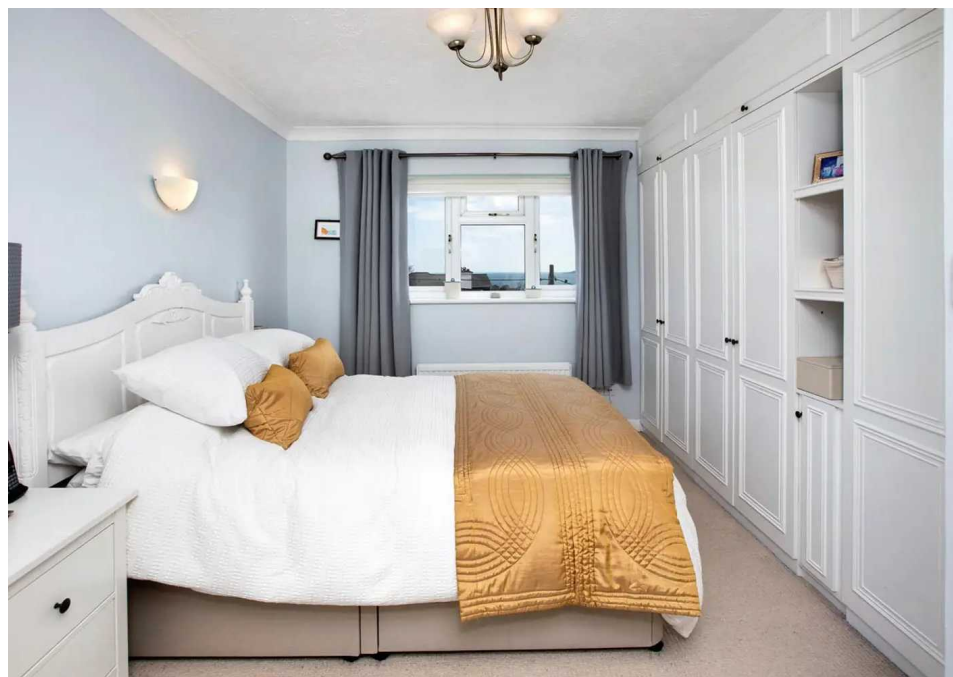
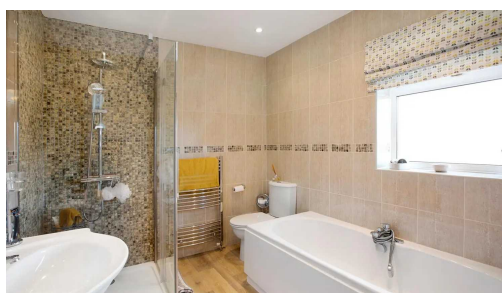


Tenure: Freehold

Council Tax Band E: £3,006.67 per year

Mains Services: Gas, Electric & Water all connected

Broadband Speed - Ultrafast 1000 Mbps (According to OFCOM)



**MEASUREMENTS:** Lounge 18' 7" x 15' 1" (5.67m x 4.61m),

Dining Room 13' 7" x 10' 1" (4.14m x 3.07m),

Kitchen 15' 3" x 8' 7" (4.66m x 2.62m), Utility 10' 11" x 5' 3" (3.32m x 1.6m),

Study/2nd Reception 13' 6" x 11' 7" (4.12m x 3.53m),

Bedroom 12' 11" x 8' 7" (3.94m x 2.61m), En Suite 8' x 7' 1" (2.44m x 2.15m),

Bedroom 13' 7" x 11' 7" (4.14m x 3.53m),

Bedroom 12' 11" x 8' (3.94m x 2.44m),

Bedroom 11' 7" x 7' 5" (3.52m x 2.26m),

Bathroom 8' 4" x 7' 3" (2.54m x 2.2m),

Loft room 13' 1" x 8' 6" (3.98m x 2.6m), Loft Room 18' 8" x 8' 6" (5.68m x 2.6m)



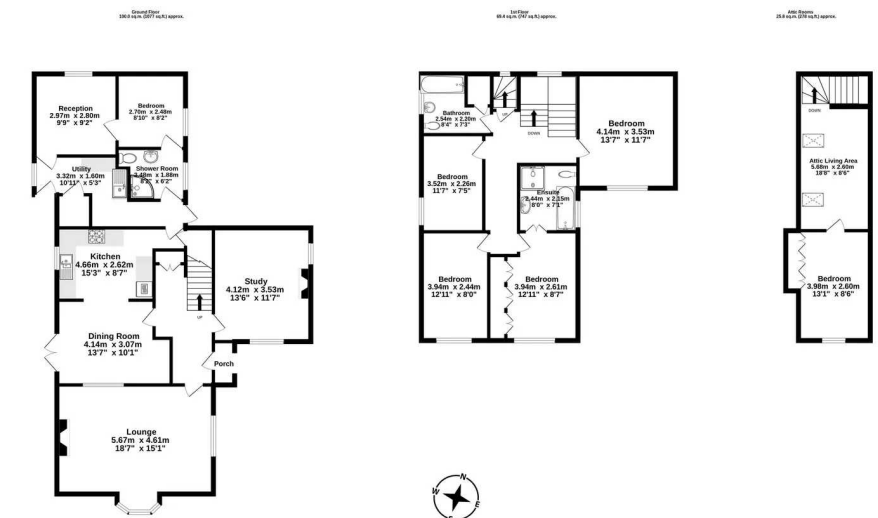
**ANNEXE ACCOMMODATION:**

Reception 9' 9" x 9' 2" (2.97m x 2.8m),

Kitchen Area (currently used as utility area for main residence), 10' 11" x 5' 3" (3.32m x 1.6m),

Bedroom 8' 10" x 8' 2" (2.7m x 2.48m),

Shower Room 8' 2" x 6' 2" (2.48m x 1.88m)



**TOTAL FLOOR AREA : 195.3 sq.m. (2102 sq.ft.) approx.**  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error. Dimensions of this document are 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 is to their operability or efficiency can be given.  
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