



- BEAUTIFULLY PRESENTED FAMILY BATHROOM
- LOUNGE, KITCHEN/DINING ROOM
- UTILITY/CLOAKROOM
- FOUR BEDROOMS
- MAIN BEDROOM WITH DRESSING ROOM AND EN-SUITE SHOWER
- FAMILY BATHROOM
- FRONT AND REAR GARDENS
- OFF ROAD PARKING SPACE
- CONVENIENT FOR TOWN CENTRE AND AMENITIES

Barnsley Drive, Teignmouth, TQ14 8PP

Guide Price £450,000

A beautifully presented period property which has been subject to a programme of refurbishment and extended to provide family size accommodation. Lounge with double doors through to a wonderful kitchen/dining room, utility/cloakroom, four bedrooms and a family bathroom. The main bedroom enjoys use of a walk-in dressing room and modern en-suite shower and superb sea and coast views. Barnsley Drive is situated with convenient access to Teignmouth town centre, railway station, seafront and promenade.



Property Description

2 Barnsley Drive is conveniently positioned close to Teignmouth town centre, the railway station, promenade and local schools. Teignmouth is positioned on the lovely South Devon coastline, approximately 13 miles from the cathedral city and county town of Exeter. There is a fine promenade with sandy beaches, including a classic crescent of imposing Georgian buildings. There are boating opportunities on the estuary and the "back beach" has a selection of pubs and restaurants in a superb marine setting. The town has a wide variety of independent shops and cafes, along with several excellent public houses. There is a supermarket on the west side of the town, along with a theatre and bowling club close to the sea front. Teignmouth has several primary schools, along with a well-regarded secondary school/Community College, and Trinity School, being a private school offering both primary and secondary education. There is a mainline railway station offering a direct link to London Paddington. The junction to the A380 via the B3192 is just under 5-miles away, which can be used to access the A38 and the M5, offering an easy commute to Exeter and beyond.



This beautifully presented period property has been subject to a programme of refurbishment and extended to provide family size accommodation. From the front gardens/entrance terrace the entrance door opens to a welcoming hallway with doors through to the lounge with double doors through to a wonderful kitchen/dining room being a fabulous hub for the house with good size dining space and kitchen. Leading off the kitchen is a useful utility/cloakroom and there are bi-folding doors leading onto the rear gardens. There are four bedrooms and a family bathroom. The main bedroom enjoys use of a walk-in dressing room and modern en-



suite shower and superb sea and coast views can be taken in.

Obscure glazed entrance door into....

ENTRANCE HALLWAY

Wooden flooring, stairs to upper floors, radiator, doors to a useful understairs storage facility with fitted shelving and hanging rails, door through to....

LOUNGE

Two uPVC double glazed sash windows overlooking the front garden and approach, radiator, recessed display shelving, tiled fireplace with corresponding hearth and mantle over, glazed double doors opening through to the....

KITCHEN/DINER

Also accessed via the entrance hallway through a sliding pocket door. The kitchen area has a range of open shelving under wooden countertops, space for upright fridge freezer, space for cooker, single drainer stainless steel sink unit with mixer tap over, plumbing for dishwasher, attractive tiled splashbacks and engineered wooden flooring. The dining area has space for table and chairs, radiator, recessed brick fireplace, bespoke cupboard and drawer units, amharosite aluminium double glazed bi-fold doors with outlook and giving access to the enclosed rear gardens. Door through to....

UTILITY/WC

Plumbing for washing machine, low level WC, Butler sink with mixer tap over, fitted shelving, power and lighting, uPVC double glazed window overlooking rear gardens.

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

FIRST FLOOR LANDING

Radiator, doors to....

BEDROOM

Sash window with secondary glazing overlooking the rear aspect, radiator, recessed fitted shelving.

BEDROOM

Sash window with secondary glazing overlooking the front aspect, radiator, recess with high level shelving and hanging rail.

BEDROOM

Sash window with secondary glazing, radiator.

FAMILY BATHROOM

Suite comprising bath with centralised mixer tap and shower attachment, tiled recessed display shelving, pedestal wash hand basin with mirror fronted medicine cabinet, two electric toothbrush points, low level WC, ladder style towel rail/radiator, shower cubicle with glazed door and screen with fitted rain shower and additional hand held attachment, door to linen cupboard housing a wall mounted Worcester gas boiler providing the domestic hot water supply and gas central heating throughout the property, hot water cylinder, high level storage over.

From the landing, stairs rising to....

UPPER FLOOR

Skylight window, door to....

MAIN BEDROOM SUITE

Radiator, hatch to eaves storage, uPVC double glazed windows with superb outlook over the front aspect, over Barnsley Drive extending across Teignmouth town

centre with superb views to the River Teign estuary, Shaldon and open farmland beyond, taking in the Ness, along the Babbacombe coastline to the Orestone and out to sea. Door into a walk-in dressing room again with hatch to eaves storage, fitted shelving and hanging rails.

MODERN FITTED EN-SUITE SHOWER ROOM

Tiled floor, part tiled walls, roof window, shaver light and socket, recessed spotlighting, fitted extractor, ladder style towel rail/radiator, pedestal wash hand basin, low level WC, shower cubicle with sliding glazed door and fitted shower.

OUTSIDE

A paved pathway leading through the front gardens, area of level lawn with mature well established borders, paved patio/terrace which enjoys the sun from mid morning to late evening. There is an off road parking space situated to the lower end of Barnsley Drive. To the rear the gardens enjoy the sun from early morning to late in the afternoon, are accessed the kitchen/dining room, are full enclosed with an attractive paved terrace with well stocked and tended flower bed inserts, a gravel bed, pergola and gated access to a rear pathway. Door to external garden/store room.

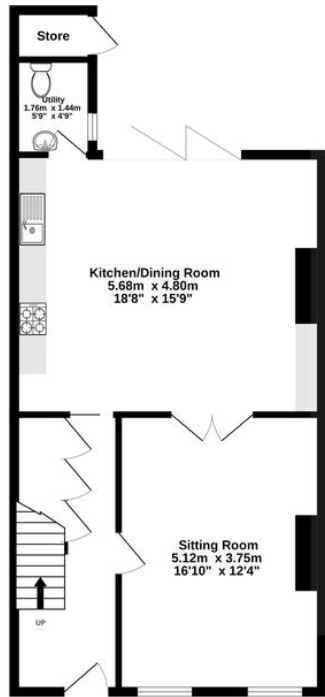
MATERIAL INFORMATION - Subject to legal verification

Freehold

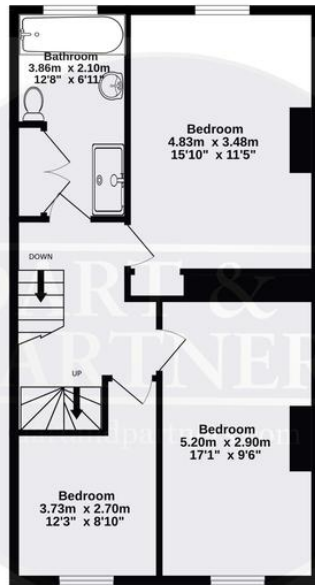
Council Tax Band D



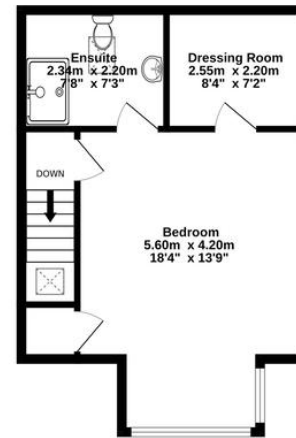
Ground Floor
59.1 sq.m. (636 sq.ft.) approx.



1st Floor
56.9 sq.m. (612 sq.ft.) approx.

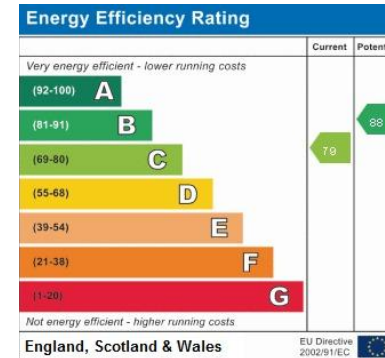


2nd Floor
37.1 sq.m. (400 sq.ft.) approx.



TOTAL FLOOR AREA : 153.1 sq.m. (1648 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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