



- SPACIOUS VICTORIAN RESIDENCE ENJOYING SUPERB COASTAL VIEWS
- LOUNGE, SITTING ROOM/SNUG
- QUALITY FITTED KITCHEN, DINING ROOM
- GROUND FLOOR WET ROOM, FAMILY BATHROOM
- FIVE/SIX BEDROOMS, ATTIC ROOM/STUDY
- FRONT & REAR GARDENS
- GAS CENTRAL HEATING, DOUBLE GLAZING

Dawlish Road, Teignmouth, TQ14 8TE

£450,000

Deceptively spacious substantial and well presented Victorian residence offered in excellent condition, situated within close proximity of town centre, seafront, railway station and local amenities and enjoying superb views over Teignmouth and out to sea towards the Babbacombe coastline. Flexible accommodation which could provide five/six bedrooms plus study/office room, three reception rooms, family bathroom and wet room, enclosed rear gardens, commanding river, rural, sea and coastal views.



Property Description

Front door into....

ENTRANCE VESTIBULE

Original tiled flooring. Multi-glazed door through to....

ENTRANCE HALLWAY

Stripped w ooden flooring, staircase to first floor, radiator, ceiling cornice, under stairs storage cupboard. Doors to....

LOUNGE

Continuation of stripped w ooden flooring, uPVC double glazed sash w indows with views over the front gardens and across Eastcliff and out to sea and coastline beyond. Feature recessed brick fireplace w ith inset multi-fuel burning stove, attractive hearth and w ooden mantle over, ceiling cornice, picture rail.

DINING ROOM

Continuation of stripped w ooden flooring, sash w indow overlooking the side and rear gardens, radiator, picture rail, ceiling cornice.

WET ROOM

Low level WC, w all hung w ash hand basin, fully tiled w alls, ladder style radiator/tow el rail, eye level obscure uPVC double glazed w indow , fitted extractor, show er enclosure w ith glazed show er screen and fitted Mira show er.

BREAKFAST ROOM

Continuation of stripped w ooden flooring, sash w indow to side aspect and gardens, radiator. door to cupboard housing w all hung Ideal Logic Max gas boiler providing the domestic hot w ater supply and gas central heating throughout the property. Further deep storage cupboard w ith fitted shelving.

KITCHEN

An attractive feature of the property w ith uPVC double glazed w indow and uPVC double glazed sliding patio doors, w ith outlooks and giving access to enclosed side and rear gardens, comprehensive range of quality w ooden fronted cupboard and draw er base units w ith granite w ork surfaces over, integral double Butler sink w ith mixer tap over, Neff brushed chrome electric oven and brushed chrome Neff combination oven, ceramic Neff induction hob, matching granite splashback w ith extractor hood over, integral fridge and freezer, under counter lighting, fitted





spotlights,, wine rack, space and plumbing for washing machine, integrated Neff dishwasher, corresponding eye level units, radiator quarry tiled flooring, space for additional appliance or upright fridge freezer.

From entrance hall, stairs rising to....

FIRST FLOOR LANDING

A spacious landing with radiator, door giving access to an inner hallway with stairs to the second floor, further doors leading to....

BEDROOM ONE

uPVC double glazed sash windows with superb views across Eastcliff, Teignmouth and out to sea taking in the Babbacombe coastline and Orestone. Stripped wooden floorboards, original cast iron fireplace and surround with tiled inserts and hearth, feature radiator, picture rail.

BEDROOM TWO

Stripped wooden floorboards, sash window overlooking rear gardens and aspect, radiator, uPVC double glazed sash window to front aspect.

FAMILY BATHROOM

Tiled walls, bath with mixer tap with shower attachment, shower screen, obscure glazed sash window, pedestal wash hand basin, low level WC, radiator.

REAR SUITE

Could provide a bedroom with adjoining reception or two additional bedrooms. Briefly comprising....

ROOM ONE

Stripped wooden flooring, useful storage cupboard, radiator, sash window to side aspect. Door to....

ROOM TWO

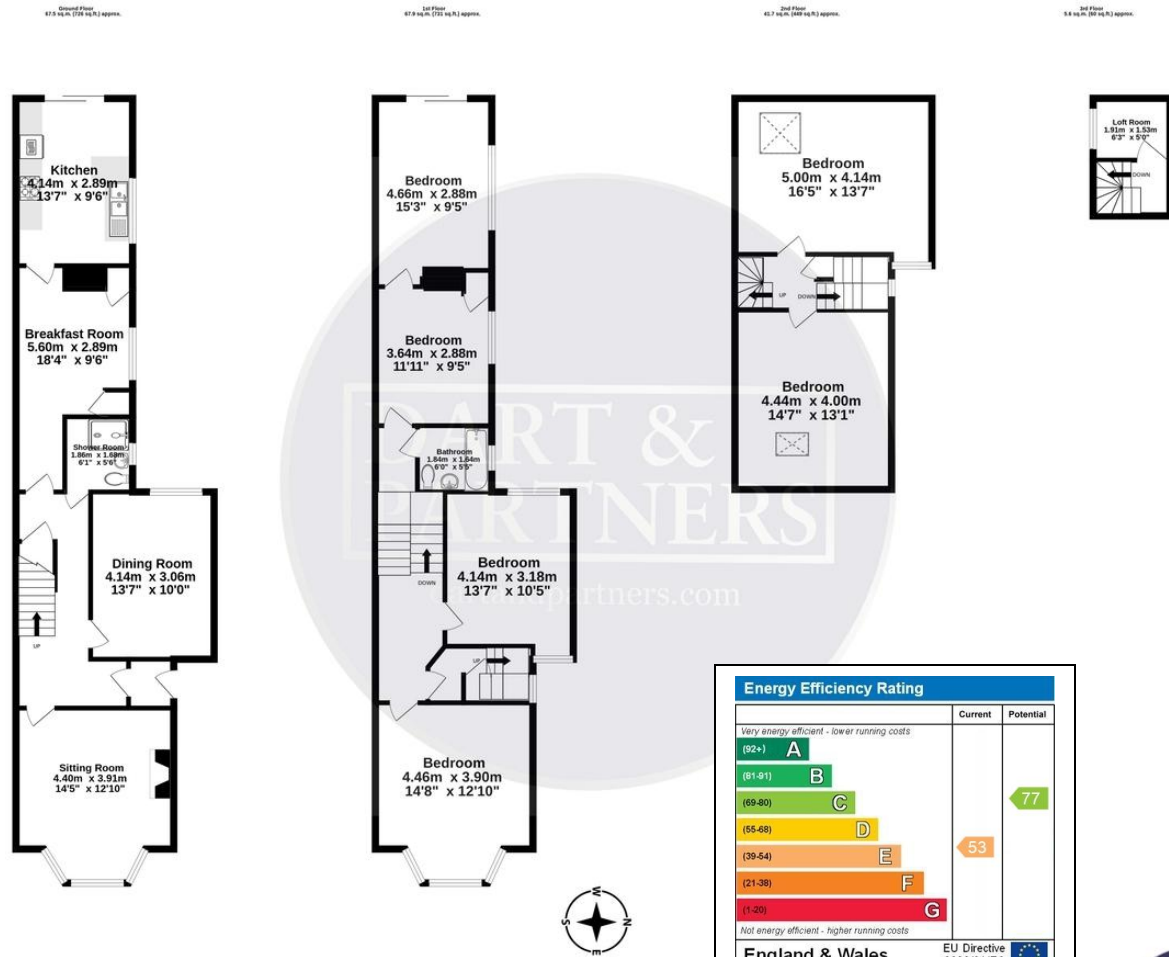
Dual aspect room, continuation of stripped wooden flooring, radiator, uPVC double glazed window to side aspect, uPVC double glazed sliding patio doors with Juliet balcony overlooking rear gardens.

From the inner hallway, under stairs/linen cupboard and staircase with uPVC double glazed sash window rising to the...

UPPER FLOOR LANDING:

Door to cloaks cupboard with hanging rail and fitted shelving. Doors to....





TOTAL FLOOR AREA : 182.6 sq.m. (1965 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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BEDROOM

uPVC double glazed sash window overlooking front aspect, radiator, high ceiling with exposed beam, skylight window to rear.

BEDROOM

Limited headroom in part. Skylight window with inset blind.

Superb views over Teignmouth and out to sea taking in the pier, the Babbacombe coastline and Orestone.

From second floor landing, staircase with useful under stairs store cupboard, leading up to....

ATTIC ROOM/OFFICE

With uPVC double glazed window with views across Mules Park and extending around to Teignmouth, into the Teign Estuary, Shaldon, the Ness and coastline beyond. Hatch to eaves storage.

OUTSIDE

The front of the property is approached through attractive pillared and gated access and steps which lead to the main front door. The front garden is laid with ease of maintenance in mind with gravelled terraces and an attractive paved patio/seating area with direct views out to sea. The pathway continues to a gated access to the rear gardens, also accessed via the kitchen, being fully enclosed in part with an L-shaped expanse of paving. External water supply. Raised retained flower beds. Brick built barbecue. From the paved terrace there is a short flight of steps to a level area of artificial lawn with sleeper surrounds and well stocked flower beds. External garden store room.

MATERIAL INFORMATION - Subject to legal verification

Freehold

Council Tax Band E

DISCLAIMER:

Please note the vendor of this property is a relative of a member of staff of Dart & Partners.



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