



44 Amethyst Drive, Teignmouth, TQ14 8GD

Guide Price £745,000 Freehold

Impressive Detached Residence • Arranged Over Three Levels • Views from Dartmoor across the Sea To Shaldon & Beyond • Large Sitting Room with Decked Balcony • Stylish Kitchen/Diner • Five Bedrooms (Two En Suite) • Family Bathroom & Separate Additional WC • Generous Enclosed Sunny Rear Garden • Driveway Parking • Double Garage

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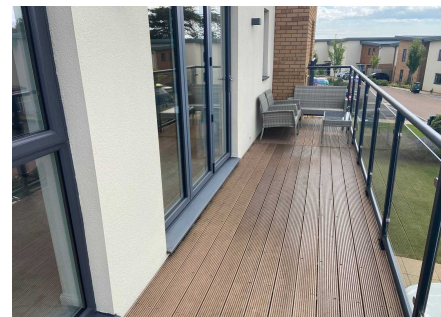


Stepping into the bright entrance hallway with neutral decor, stairs with attractive wrought iron spindles and oak banister lead to the upper floors. Doors lead off to the stylish kitchen diner and useful WC on this entrance level. The kitchen is fitted with ceiling spotlights and gloss tiled flooring with white gloss base units incorporating drawer space and matching wall units, one of which houses the Potterton boiler. A matching breakfast counter with storage naturally divides the dining area. There is an obscure glazed window to the side and the kitchen is fitted with an integrated dishwasher, integrated fridge/freezer, electric double oven and five ring gas hob with extractor. There is plumbing for a washing machine. The dining area provides ample room for a dining suite with French doors filling the area with light which open to a lovely sunny paved terrace to the front of the property. At the rear of the hall is a cloakroom/WC with storage cupboard also housing the newly installed Megaflo unvented cylinder. Ascending the stairs to the first floor, the sitting room is a lovely spacious room flooded with light thanks to the glazed bi-fold doors that open the room to the large and sunny southwest facing balcony with space for outdoor furniture.

French doors access the rear garden and terrace. Bedroom 5 is on this level which could also be used as a home office, as is Bedroom 2 which has southwest facing glazed doors to a Juliet balcony and benefits from an en suite shower room and built in mirrored fronted wardrobe. The spacious landing on the second floor leads to the master bedroom which is of generous proportions with a smart en suite shower room. Tilt and Turn doors open to the Juliet balcony where beautiful views spanning from the rugged hills of Dartmoor to the west, the rolling fields over Shaldon and the entrance to the Teign Estuary, to the spectacular Devon coastline and the sea to the east. Bedroom 4 on this level also enjoys a Juliet balcony with the same lovely far reaching views. Bedroom 3 has a lovely green view to the rear over the garden to the green space behind. The family bathroom, with ceiling spotlights and tiled flooring, comprises double ended bath with shower over and screen, concealed cistern dual flush WC and wall hung wash hand basin. There is an obscure glazed window, extractor and shaver point.

The front of the property enjoys ample driveway parking leading to the double garage with electric up and over door. There is an electric vehicle charging point. A path with gate to the side of the property accesses the rear garden. The front garden is laid to level lawn with low hedge border.

The rear garden is accessed via French doors from the sitting room, as well as external steps at the side of the property. A paved area from the sitting room provides space for garden furniture. The generous gently sloping lawn is separated by a low wall with steps up and a paved path leads to the beautiful full width sunny paved terrace surrounded by raised beds with established planting. A great space for al fresco dining and entertaining. The garden provides plenty of space for play equipment, or alternatively a garden room if required. The open green space behind the property can be accessed via a gate in the rear garden where beautiful views can also be enjoyed.



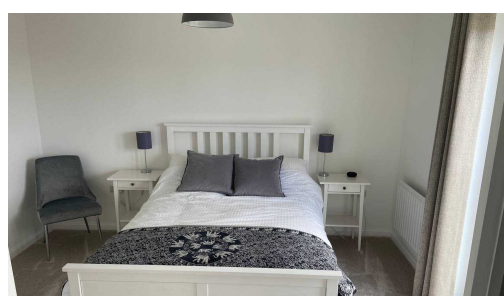
Tenure: Freehold

Estate Management Fee: £378.85 per year

Council Tax Band F: £3,553.33 per year

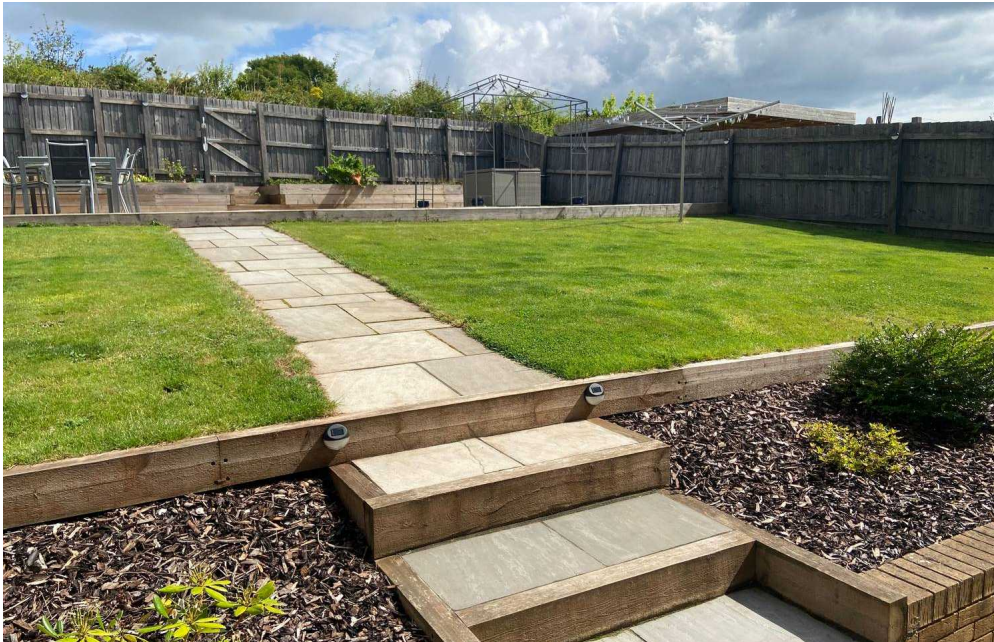
Mains Services: Gas, Electric, Water

Broadband Speed - Ultrafast 1000 Mbps (According to OFCOM)



MEASUREMENTS:

- Kitchen/Diner 20' 3" x 13' (6.2m x 4m),
- Lounge 18' 1" x 17' 11" (5.5m x 5.5m),
- Bedroom 1 5' 8" x 11' 6" (4.8m x 3.5m),
- Bedroom 2 13' x 12' 3" (4m x 3.7m),
- Bedroom 3 13' 1" x 10' 9" (4m x 3.3m),
- Bedroom 4 13' x 9' 4" (4m x 2.8m),
- Bedroom 5 13' 1" x 8' (4m x 2.4m),
- Bathroom 9' 10" x 5' 8" (3m x 1.7m),
- Double Garage 18' 1" x 18' 1" (5.5m x 5.5m)



This immaculately presented and impressive detached residence enjoys views from Dartmoor to the sea from the master bedroom and upper level. There is ample driveway parking in addition to the double garage and the accommodation is superbly arranged over three levels with good sized bedrooms, 2 of which enjoy en suite facilities. The sunny rear garden has a fabulous full width terrace, an unbeatable spot for dining and entertaining in the finer weather.

