



A stunning and modern four bedroom detached house with master en-suite and benefiting from sea views, south facing garden with a balcony, garage and driveway. Extremely well presented throughout and boast plenty of space, this property sets itself up to be the perfect family home.

Amethyst Drive | Teignmouth | TQ14 8GD





PROPERTY TYPE

Detached House



SIZE

168 Sq M in total



LOCATION

Teignmouth



AGE

Modern



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden, Balcony



EPC RATING

B



COUNCIL TAX BAND

F



### in a nutshell...

- 4 Bedrooms
- Master En-Suite
- Utility and Cloak Room
- 2 Receptions
- Gardens and Balcony
- Garage and Parking
- Sea Views
- Kitchen/Diner
- Early Viewing Advised





## the details...

### DESCRIPTION

The front garden is mainly turfed with a flower bed at the bottom. There is access to the garage, and down the side of the property to get to the rear garden.

Stepping through the front door brings you into a spacious hallway that provides access to the first floor, lower ground floor, garage and doors to primary rooms.

To the left of the hallway is a reception room. It is currently being used as a second lounge/snug but could become a dining room or further bedroom. Straight across the hallway is the lounge. A light and airy room with more than enough space for furniture. One of the homes stunning features is the double doors that open from the lounge onto a balcony that benefits from stunning sea views. The balcony has enough space for table and chairs and the current owners have had an awning fitted for those days where it becomes too hot. As we enter back into the hallway there is a cloakroom that has a low level WC and a wall mounted wash hand basin with tiled flooring and space to store shoes and coats.

As we head upstairs to the first floor you are greeted by a large landing space with access to the loft, airing cupboard and doors to the bedrooms and bathroom. The main bedroom is simply stunning, it boasts plenty of space, integral double wardrobe, en-suite with shower, WC and wash hand basin. The main feature that elevates this room is the double doors that open onto a Juliet balcony and provide amazing sea views across to Torquay and country views across to Dartmoor. The second Bedroom has an integral wardrobe, ample space for further storage and is also blessed with sea and country views. There is also further access to the loft. The third bedroom sits at the front of the house and is another double sized bedroom.

At the top end of the hall is the family bathroom. A very large and open space with tiled walls and flooring, there is a wall mounted towel rail and two obscured windows providing plenty of light. The bathroom benefits from a low level bath tub with shower over, wall mounted wash hand basin and low level WC. There is a shaver point and an extractor fan.

As we return to the ground floor we now head down the stairs to a simply stunning space. A spacious hallway greets us providing access to four rooms. To the right is another cloakroom with low level WC, pedestal wash hand basin and radiator. The lower ground floor also has access to a large utility room. This contains both floor and wall mounted units, integral sink and drainer, radiator, tiled flooring and space and plumbing for washing machine and tumble dryer. To the back of the house is the fourth bedroom. This again is a very versatile room and is currently being used as an office but has the capacity to become a further bedroom or reception room. It benefits from double doors opening up onto a patio space.

Now we come to the room that sold this property to the current owners. A stunning, light and spacious kitchen/diner. With the back wall holding bi-fold doors opening up onto a large patio space. The kitchen benefits from integral double oven, five ring gas hob, stainless steel one and a half sink and drainer and plenty of floor and wall based storage units. This light and airy room really is the hub of the house and with access out to the garden, it is the perfect place for a family to relax as well as hosting further guests.

Walking through the bi-fold doors out of the kitchen/diner we step straight onto a large patio area. The two patio spaces that have ample room for furniture in the rear garden. One is directly outside the kitchen/diner and the other is outside the office. .



To the left of the rear garden is a spacious decking area that again has plenty of room for tables and chairs and is perfectly placed for the evening sun. There is a pebbled pathway that dissects the garden with a large turfed space on one side and flower beds the other. At the bottom of the garden is a large shed and plenty of room for a washing line. There are two external taps, one to the rear and one towards the front of the property on the side of the house. The rear garden also benefits from external lighting and power points

To the front of the property is the garage. This has power and lighting, an electric roller door, window to the rear and a cupboard housing the boiler.

Just a short walk from the home is a large open green space for public use which is a great area to walk the dog, let the kids run free and also has an incredible view across Teignmouth, Dartmoor and the sea.



the floorplan...

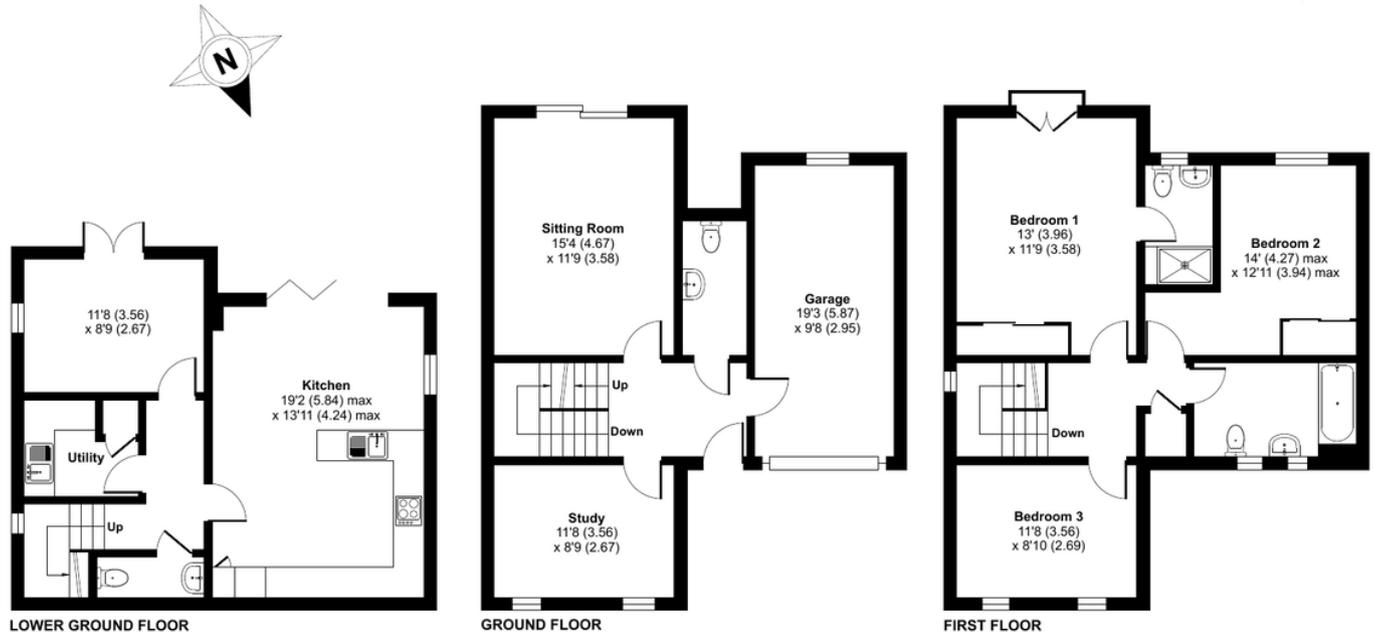
## Amethyst Drive, Teignmouth, TQ14

Approximate Area = 1633 sq ft / 151.7 sq m

Garage = 176 sq ft / 16.3 sq m

Total = 1809 sq ft / 168 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Ashtons Complete (Complete Property). REF: 1026922



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bear in mind...

There is a £30.00 per month charge for the upkeep of the fields.



the location...

Please check Google maps for exact distances and travel times.

Property postcode: TQ14 8GD

how to get there...





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