



- SPACIOUS LINK DETACHED MODERN FAMILY HOME
- SUPERB PANORAMIC VIEWS
- SITUATED IN HIGHLY REGARDED CUL DE SAC LOCATION
- DUAL ASPECT RECEPTION ROOM, KITCHEN DINING ROOM
- THREE BEDROOMS, GAMES ROOM, STUDY/BEDROOM FOUR
- LUXURY SHOWER ROOM, UTILITY/CLOAKROOM
- ENCLOSED REAR GARDENS AND EXPANSIVE SUN TERRACE
- EXTENSIVE PARKING AND GARAGE

St. Marys Road, Teignmouth, TQ14 9LY

Guide Price £480,000

Opportunity to purchase an individual and spacious link detached modern family home situated in a highly regarded residential cul de sac in close proximity to both primary and secondary schools and just a short walk from the Coombe Valley nature reserve. With superb panoramic views over Coombe Valley and with estuary and extensive rural views from the principal rooms, also with a large south westerly facing sun terrace. There is extensive parking offered via two drives and a garage with additional access to the enclosed rear gardens. The internal accommodation briefly comprises; main dual aspect reception, kitchen dining room, bedroom four/study, utility/cloakroom, three bedrooms, luxury shower room and a cinema/games room.



Property Description

Courtesy lighting and uPVC smoked double glazed sliding patio door giving access through to the...

ENTRANCE HALLWAY

Tiled and engineered oak flooring with the oak flooring extending into the main reception. Radiator. Stairs descending to garden level. Door through to...

MAIN RECEPTION ROOM

Dual aspect with uPVC double glazed window overlooking the front aspect and approach, uPVC double glazed French patio doors and corresponding side panel overlooking the rear terrace and enjoying superb panoramic views from Haldon moor, across the Coombe Valley nature reserve and over Teignmouth into the river Teign estuary, Shaldon, Combeinteignhead, open farmland beyond and heading inland to Dartmoor. Two radiators, feature fireplace with marble surround and hearth, wooden mantle over, coal effect gas fire. Doors to storage cupboard.

OPEN PLAN KITCHEN DINING ROOM

KITCHEN AREA: Extensive range of cupboard and drawer base units under rolled edge counter tops, single drainer Schock drainer sink unit with mixer tap over, integrated dishwasher, ceramic Neff hob, brushed chrome Neff double oven, larder style unit, corresponding eye level units, fitted extractor, cupboard housing Worcester Greenstar gas boiler providing the domestic hot water supply and gas central heating throughout the property, space for American style fridge freezer, further appliance space, uPVC double glazed window and door with outlook and giving access onto the terrace whilst enjoying the aforementioned panoramic views. Recessed spotlighting. Wide squared arch through to the **DINING AREA:** Radiator, uPVC double glazed window with similar views to the lounge. Double doors through to the...

BEDROOM FOUR/STUDY

Currently in use as an office/study with uPVC double glazed window and door with outlook and access to the front gardens. Radiator, recessed spotlighting, hatch giving access to the lower floor.





UTILITY ROOM/CLOAKROOM

Tiled flooring, recessed spotlighting, uPVC obscure double glazed window. Utility are with ladder style towel rail/radiator, plumbing for washing machine, space for tumble dryer. Cloakroom with continuation of tiled flooring, WC with concealed plumbing, ceramic hand basin set into vanity unit.

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

LOWER HALLWAY

Door to deep linen cupboard with slatted shelving. Doors to...

BEDROOM

uPVC double glazed window overlooking the rear aspect enjoying views over the garden and enjoying far reaching rural views. Radiator.

BEDROOM

uPVC double glazed window overlooking the rear aspect, radiator.

BEDROOM

uPVC double glazed window overlooking the rear aspect, radiator.

SHOWER ROOM

A fully tiled luxury shower room with shower enclosure, rain shower, additional hand held shower attachment, glazed shower screen, uPVC obscure double glazed window, wash hand basin set into high gloss vanity unit with illuminated mirror fronted medicine cabinet, shaver socket, low level WC, recessed spotlights, fitted extractor, ladder style towel rail/radiator.

CINEMA/GAMES ROOM

Radiator, recessed spotlighting. To the rear of the cinema room there is a cupboard with access through to a further under house area providing potential for further development.

OUTSIDE

The property is accessed over a brick paviour driveway providing tandem OFF ROAD PARKING. Mature front garden with gently sloping lawn and a variety of mature trees and evergreens. Paved pathway leading to the man entrance with



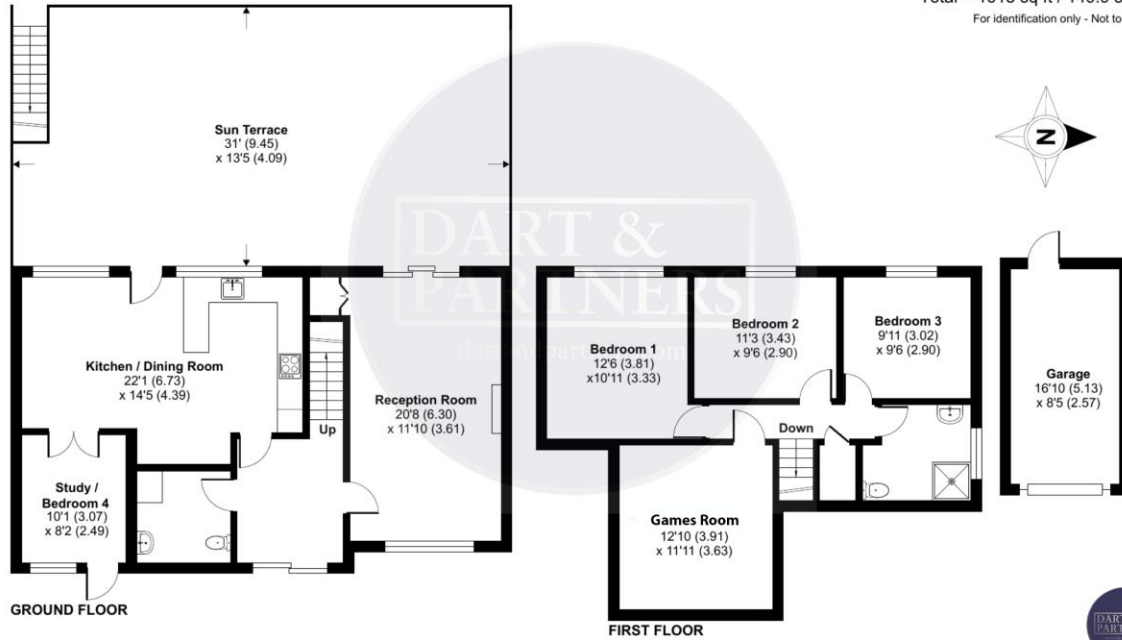
St. Marys Road, Teignmouth, TQ14

Approximate Area = 1472 sq ft / 136.7 sq m

Garage = 143 sq ft / 13.2 sq m

Total = 1615 sq ft / 149.9 sq m

For identification only - Not to scale



access to bedroom 5/study. A pathway with gated access continues through to the rear gardens. External water supply and power. To the rear, accessed from both the main reception and the kitchen dining room, is a superb decked sun terrace with attractive balustrading. The terrace provides a superb outside entertaining area and enjoying panoramic views with a south westerly aspect extending from Haldon moor, across the Coombe Valley to rural Bishopsteignton, Dartmoor, Combeinteignhead, Ringmore, Shaldon and along the Babbacombe coastline. From the terrace there are steps descending to a fully enclosed rear garden with paved patio/eating area (with courtesy lighting) which enjoys the passage of the sun throughout the day. There is also an area of level formal lawn and a spacious external storage area beneath the steps. From the rear garden there is courtesy access to a single garage with block paving providing additional off road parking accessed via Raleigh Road.

SINGLE GARAGE

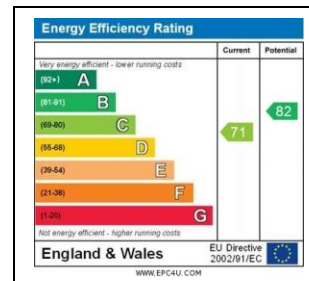
With electronically operated roller door. Power and lighting.

MATERIAL INFORMATION - Subject to legal verification

Freehold

Council Tax Band E

The property has the benefit of Solar Photovoltaic panels and prospective purchasers should take appropriate legal advice with regards to the ownership, feed in tariff payments and any third party agreements that may be in place.



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