



- A SUPERBLY PRESENTED DETACHED FAMILY HOME
- IN HIGHLY REGARDED RESIDENTIAL LOCATION
- ENJOYING FAR REACHING RURAL VIEWS
- RECEPTION ROOM, KITCHEN BREAKFAST ROOM
- DINING ROOM, UTILITY
- FOUR BEDROOMS PLUS BEDROOM FIVE/STUDY
- SHOWER ROOM AND LUXURY BATHROOM
- APPEALING ENCLOSED REAR TERRACE AND GARDEN
- EXTENSIVE OFF ROAD PARKING

St. Marys Road, Teignmouth, TQ14 9LY

£495,000

A superbly presented split level modern detached family home situated in a highly regarded residential location within easy reach of both primary and secondary schools and enjoying far reaching rural views. The accommodation briefly comprises; main reception room, dining room, kitchen breakfast room, shower room, entrance level bedroom and second bedroom/study, utility room, three first floor bedrooms and luxury bathroom. Outside there is extensive off road parking and an appealing enclosed rear terrace and garden.



Property Description

Obscure double glazed entrance door with leaded lattice work and corresponding side screen into...

ENTRANCE HALLWAY

Oak flooring, radiator, stairs to upper and lower levels. Doors to...

BEDROOM

uPVC double glazed window overlooking the front aspect. Radiator.

BEDROOM

Currently in use as an office, with uPVC double glazed window overlooking the front aspect and approach. Radiator, recessed spotlighting, cupboard with fitted shelving housing a wall hung Worcester gas boiler providing the domestic hot water supply and gas central heating throughout the property.

UTILITY ROOM

uPVC obscure double glazed door and window with outlook and access to the side pathway. Larder style units, corresponding eye units, counter top, plumbing for washing machine, further appliance spaces, radiator, recessed spotlighting.

Stairs descend to the...

LOWER HALL

Radiator, oak flooring, double multi-paned doors opening through to the...

RECEPTION ROOM

Continuation of oak flooring, radiator, uPVC double glazed window to side aspect, uPVC double glazed sliding patio doors with outlook and giving access onto the rear terrace and gardens with far reaching rural views across the coombe Valley to rural Bishopsteignton and inland towards Dartmoor.

KITCHEN/BREAKFAST ROOM

Also accessed via the lower hallway. Extensive range of





cupboard and drawer base units under granite counter tops, sliding shelved unit, spice rack, Neff five ring gas hob, integrated dishwasher, integrated fridge, Neff double oven, one and a quarter bowl drainer sink unit with mixer tap over, tiled splash backs, uPVC double glazed window to side aspect, corresponding eye level units, chimney style extractor hood, breakfast bar, glazed fronted display cabinets, recessed shelving, LVT flooring with under floor heating, radiator, recessed spotlighting. Double doors opening through to...

DINING ROOM

Vaulted ceiling with spotlighting, oak flooring, two radiators, two sets of uPVC double glazed French patio doors with outlook and access onto the rear gardens enjoying far reaching rural views.



MODERN FITTED SHOWER ROOM

Shower enclosure with drying area, glazed shower screen, fitted shower, low level WC, wall hung wash hand basin, ladder style anthracite towel rail/radiator, uPVC obscure double glazed window, fitted extractor, mirror fronted illuminated medicine cabinet.

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

UPPER LANDING

Hatch and access to loft space, door to linen cupboard with slatted shelving. Doors to...



MAIN BEDROOM

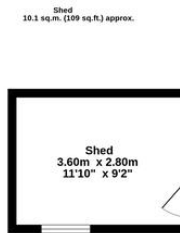
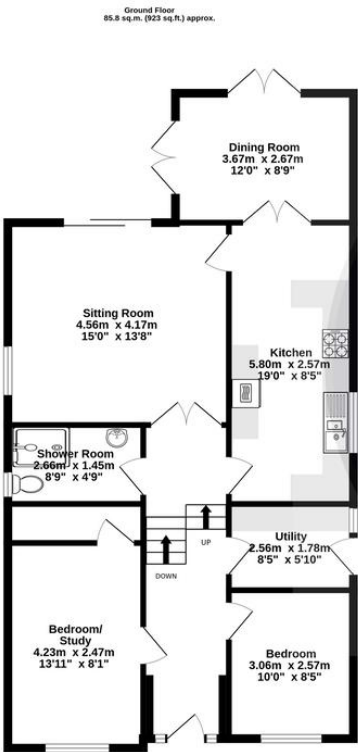
uPVC double glazed window overlooking the rear aspect enjoying panoramic rural views extending from Haldon moor, across the Coombe Valley nature reserve to rural Bishopsteignton, Coombeinteignhead and Dartmoor in the distance. Radiator. Sliding doors to built in floor to ceiling wardrobes with hanging rails and fitted shelving.

BEDROOM

uPVC double glazed window overlooking the rear aspect enjoying similar views to the main bedroom. Radiator.

BEDROOM

uPVC double glazed window to side aspect. Radiator. Mirror fronted sliding doors to fitted wardrobe.



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Awaiting EPC



TOTAL FLOOR AREA : 136.9 sq.m. (1474 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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LUXURY BATHROOM

Bath and separate shower cubicle with glazed door/screen, uPVC obscure double glazed window, recessed spotlighting, ladder style towel rail/radiator, wash hand basin set into high gloss vanity unit, WC with concealed plumbing.

OUTSIDE

To the front the property is approached over a double width driveway providing extensive OFF ROAD PARKING. External water supply. Paved steps alongside the driveway leading to the main entrance. The front gardens have been designed with ease of maintenance in mind with attractive gravel bed and flower bed borders. There is gated access to both sides of the property which lead to a fully enclosed rear garden, also accessed via the main reception and dining room, which give immediate access onto a superb sun terrace of composite deck with timber and wire balustrading. External lighting and power. From the deck the aforementioned rural views are enjoyed. Steps down to a paved patio/seating area with pergola and additional area of paved hardstanding. Timber garden shed/store. The main garden can be accessed from the sun terrace and patio to an area of level lawn with ornamental garden pond, a cherry tree and raised retained flower beds. Steps divide the main lawn through to a lower garden which is well stocked with a variety of mature shrubs, trees and evergreens. Detached block built WORKSHOP with power, light, uPVC double glazed window. The workshop provides a superb space for a home office/gym etc.

MATERIAL INFORMATION - Subject to legal verification

Freehold
Council Tax Band D



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