



Enhanced with AI by STREET

58 Headway Rise, TEIGNMOUTH

Guide Price £300,000

DART &
PARTNERS
Established 1971



58 Headway Rise

TEIGNMOUTH

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- AN IMMACULATELY PRESENTED MODERN AND EXTENDED FAMILY HOME
- ON A HIGHLY SOUGHT AFTER RESIDENTIAL DEVELOPMENT
- SEA AND EXTENSIVE RURAL VIEWS
- OFF ROAD PARKING AND GARAGE
- LOUNGE, KITCHEN DINING ROOM WITH MODERN FITTED KITCHEN
- THREE BEDROOMS, EN-SUITE SHOWER ROOM AND A FAMILY BATHROOM
- INDEPENDENTLY ACCESSED HOME OFFICE
- LOW MAINTENANCE ENCLOSED REAR GARDENS WITH RURAL VIEWS



An immaculately presented modern and extended family home on a highly sought after residential development with sea and extensive rural views. There is off road parking, and a garage with internal accommodation briefly comprising; lounge, kitchen dining room with modern fitted kitchen, to the first floor there are three bedrooms with an en-suite shower room to bedroom one and a family bathroom. There is also an independently accessed home office and low maintenance enclosed rear gardens with rural views.

uPVC obscure double glazed entrance door into the...

ENTRANCE PORCH

uPVC obscure double glazed window. Door through to...

INNER HALLWAY

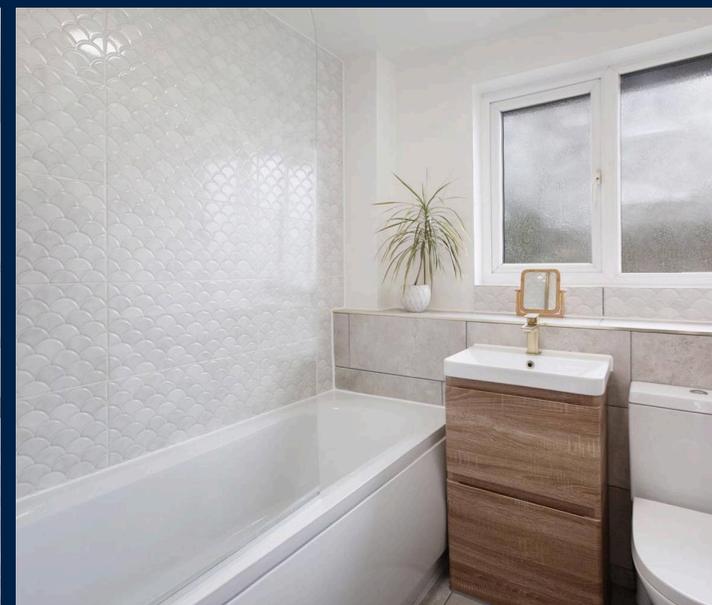
With stairs rising to the first floor. Dado rail. Door through to the...

LOUNGE

Wood effect flooring, uPVC double glazed window overlooking the front aspect with glimpses out to sea. Radiator, useful under stairs recess with access to cupboard space. Feature arch through to the...

MODERN FITTED KITCHEN DINING ROOM

Feature fireplace, remotely operated with feature light settings and inset electric fire, Continuation of the wood effect flooring. KITCHEN fitted with a modern range of cupboard and drawer base units under attractive counter tops with integrated brushed chrome electric oven and corresponding four ring gas hob, fitted extractor, one and a quarter bowl stainless steel drainer sink unit with mixer tap over, metro tiled splash backs, space and plumbing for dishwasher, corresponding eye level units, wine rack, wall hung Alpha gas combination boiler providing the domestic hot water supply and gas central heating throughout the property,





uPVC double glazed window overlooking the enclosed rear gardens and extending across the nearby Coombe Valley nature reserve towards Haldon moor. Space for upright fridge freezer. DINING AREA with space for table and chairs. Corresponding fitted larder style units. Door to...
REAR PORCH

With double glazed window enjoying the far-reaching rural views, uPVC obscure double glazed door giving access to the rear gardens.

From the hallway, stairs rise to the...

FIRST FLOOR LANDING

Hatch and access to loft space. Doors to...

BEDROOM ONE

uPVC double glazed window to front aspect with views across neighbouring properties and out to sea. Radiator. Dressing area with hatch to additional loft space. Door to...

MODERN EN-SUITE SHOWER ROOM

Shower enclosure with glazed door/screen, fitted Bristan shower, pedestal wash hand basin, low level WC, ladder style towel rail/radiator, recessed spotlighting, fitted extractor, medicine cabinet, uPVC obscure double glazed window.

BEDROOM TWO

uPVC double glazed window to front aspect with far reaching sea view. Radiator. Sliding doors to deep built in wardrobe with hanging rails and fitted shelving.

BEDROOM THREE

uPVC double glazed window overlooking the rear aspect with pleasant and far-reaching rural views across the coombe Valley nature reserve. Radiator.



FAMILY BATHROOM

Part tiled walls, tiled floor, panelled bath with fitted Mira shower, glazed shower screen, wash hand basin set into vanity unit, low level WC, anthracite ladder style towel rail/radiator, shaver socket, uPVC obscure double glazed window.

VERSATILE ROOM

Currently used as a home office. With its own independent access.

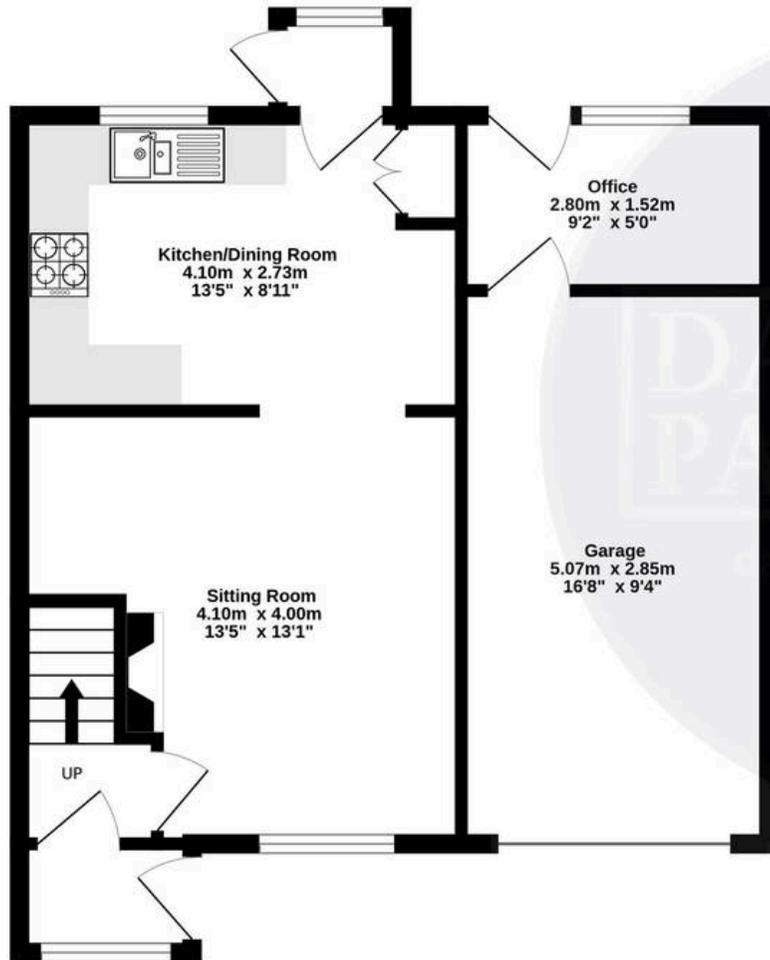
uPVC double glazed door with access into a versatile room currently used as an office, with uPVC double glazed window with views into the back garde. Door through to the GARAGE with metal up and over door, power and lighting, plumbing for washing machine, access to useful overhead storage.

OUTSIDE

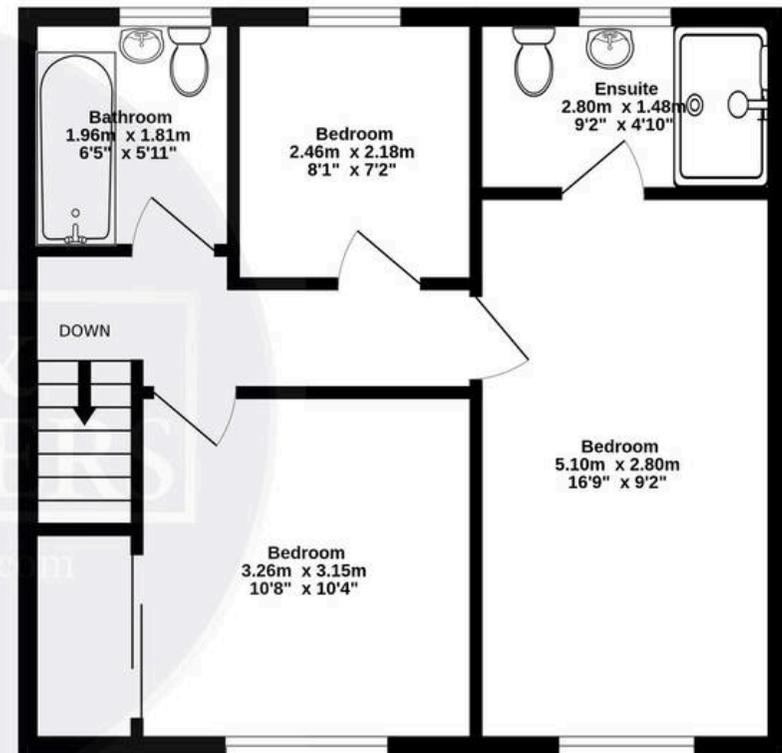
The front of the property is approached over a tarmac driveway providing OFF ROAD PARKING and leading to the ATTACHED GARAGE. From the drive there are three steps up to the entrance. To the rear, is a fully enclosed and low maintenance garden enjoying the afternoon and evening sun, backing inti open farmland and with appealing rural views. The gardens are predominantly paved with an area of level artificial grass with a raised retained flower bed. External water tap.



Ground Floor
49.0 sq.m. (528 sq.ft.) approx.



1st Floor
46.7 sq.m. (503 sq.ft.) approx.



TOTAL FLOOR AREA : 95.7 sq.m. (1031 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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