



- A MODERN ARCHITECT-DESIGNED INDIVIDUAL DETACHED PROPERTY
- WONDERFUL UNINTERRUPTED SEA AND COASTAL VIEWS
- SITTING ROOM OPENING TO SPACIOUS SUN ROOM
- THREE BEDROOMS (TWO EN-SUITE)
- FAMILY BATHROOM AND UTILITY/BOOT ROOM
- ELECTRONIC ENTRANCE GATE OPENING TO PARKING AREA/DRIVEWAY
- DOUBLE GARAGE WITH ELECTRIC DOOR
- BEAUTIFUL TERRACE WITH GARDENS BEYOND

Teignmouth Road, Teignmouth, TQ14 8UR
Guide Price £650,000

An individually designed detached property with breath-taking, uninterrupted coastal views. Spacious sitting room with log burner opening to sun room. Three bedrooms (two en-suite), family bathroom and utility/boot room. Double garage with electric door, driveway parking, terrace and lovely garden.

Property Description

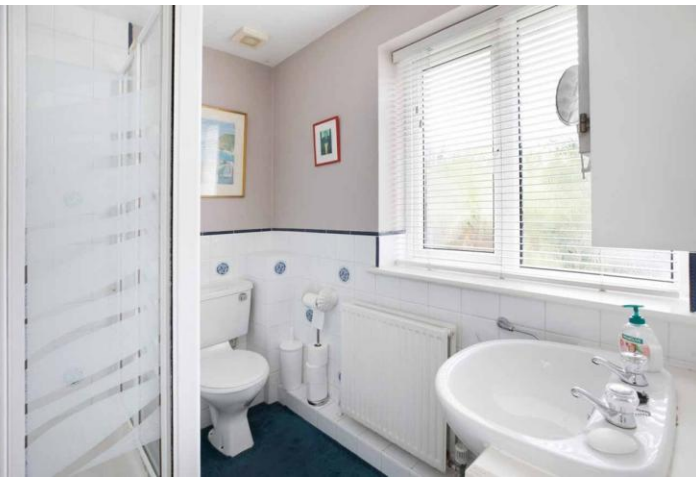
SITUATION

Parsons Rock is well situated, being just over a mile from Teignmouth town centre and on the fringes of the pretty coastal village of Holcombe. Nearby Smugglers Lane provides pedestrian access to Holcombe Beach, where one can take a beachside walk along the sea wall towards the town. Teignmouth is positioned on the lovely South Devon coastline, approximately 13 miles from the cathedral city and county town of Exeter. There is a fine promenade with sandy beaches, including a classic crescent of imposing Georgian buildings. There are boating opportunities on the estuary and the "back beach" has a selection of pubs and restaurants in a superb marine setting. The town has a wide variety of independent shops and cafes, along with several excellent public houses. There is a supermarket on the west side of the town, along with a recently opened theatre and bowling club close to the sea front. Teignmouth has several primary schools, along with a well-regarded secondary school and Trinity School, being a private school offering both primary and secondary education. There is a mainline railway station offering a direct link to London Paddington. The junction to the A380 via the B3192 is just under 5-miles away, which can be used to access the A38 and the M5, offering an easy commute to Exeter and beyond.

DESCRIPTION

Parsons Rock is an attractive 1997-built architect-designed individual detached property that sits in a superb coastal position. The inside and outside spaces set at the rear of the property benefit from truly breathtaking and uninterrupted coastal views. The reception hall is a spacious, light and welcoming space which opens to the outside and enjoys the views. The sitting room sits on the upper floor and is a beautiful and spacious room with a log burner. This room opens to a dual aspect sun room with a feature glazed gable and bi-fold doors opening to a terrace, with this space also enjoying the wonderful coastal views. The master bedroom suite has a comprehensive range of fitted furniture and en suite shower room and also benefits from the excellent outlook. Set on the lower ground floor there is a further





spacious bedroom suite with en suite shower room, with this room also opening to the useful utility/lower floor reception. In addition there is a third bedroom with good views and a family bathroom. Approached by an electronically operated entrance gate, Parsons Rock could provide a great "lock up and leave" type home. There is a brick paved driveway and an electronic door opens to the integral double garage, which is of a very good size having power, light and access to a cellar/under-croft providing good storage. Outside to the rear of the property there is a beautiful sandstone-paved terrace providing a wonderful spot to sit and contemplate the surroundings. Beyond this the garden is well-proportioned, being laid to lawn and gravel with various exotic and specimen plants and trees etc.

ACCOMMODATION

From the brick paved and gravel entrance driveway, feature curved paved steps open to a paved entrance area with canopy above and an outside light. A uPVC double glazed entrance door opens to the....

RECEPTION HALL

A superb "eye-catching" and welcoming entrance space with a vaulted ceiling and two staircases with oak balustrades rise to the principal upper floor spaces. A feature turning oak staircase with balustrade above stairwell descends to the lower ground floor. A uPVC double glazed door with uPVC double glazed window beside leads out to the terrace at the rear of the property and through the door and window wonderful views are enjoyed towards the sea. There is a large open dresser unit with display and bookshelves as well as multiple cupboards and drawers. Access to loft space, store cupboard.

SITTING ROOM

A spacious and appealing room, being dual aspect and having a feature "Nordpeis" contemporary-style woodburner, set on a slate hearth with an exposed flue. A large opening flows through to the wonderful sun room area with a vaulted ceiling, a feature fan and a fully glazed gable. The multiple uPVC double glazed windows and doors taking in dual aspect views

towards the sea and the coastline to include a local landmark known as the Ness, the mouth of the Teign estuary and the coastal features stretching along towards Babbacombe, the Orestone and Berry Head on a clear day. Two sets of tri-fold uPVC double glazed doors open to a slate paved terrace with glazed balustrade, giving a superb sense of inside-outside living and taking full advantage of the aforementioned views.

KITCHEN

The high quality kitchen is spacious and is fitted with a good range of floor and wall mounted units with ample areas of laminated roll-edge work surfaces with feature glass work surrounds extending to a breakfast bar and with stylish timber effect and glass cupboard door and drawer fronts. There is a one and a quarter composite single-drainer sink unit with mixer set and a built in De Detrich ceramic hob with filter over. Further integrated appliances include a Baumatic double oven with microwave above and there is an integrated fridge and freezer. Spotlights to ceiling, front facing uPVC double glazed window takes in the streetscene and a side facing uPVC double glazed window overlooks the driveway and the entrance area. There is a full-height "pull-out" larder-style cupboard and a glazed door opens to stairs to the lower ground floor.

UPPER FLOOR LOBBY AREA

With panelled doors to the remaining principal upper floor rooms.

MASTER BEDROOM SUITE

A beautiful master bedroom suite with uPVC double glazed doors overlooking the garden and having tremendous sea views towards Babbacombe, the Orestone and Berry Head as described. There is a comprehensive range of fitted bedroom furniture comprising multiple wardrobes and cupboards above the bed space, as well as matching bedside tables, a dressing table with drawers beneath and open shelving. There is a contemporary-style radiator and a folding door opens to a linen cupboard.

EN SUITE SHOWER ROOM

With a uPVC opaque double glazed window and a modern three-piece suite with tiled surrounds, comprising a wash

hand basin set into a unit with cupboard below and medicine cabinet above, a WC and a large shower cubicle with Triton electric shower. Heated radiator/towel rail and extractor fan.

BEDROOM 3

A uPVC double glazed window takes in tremendous sea and coastal views as described and there is built-in bedroom furniture comprising wardrobes, cupboards, an open shelf and a dressing table unit with drawers beneath.

FAMILY BATHROOM

With a uPVC double glazed window and a three-piece suite with dado height tiled surrounds, comprising a panel bath with attached shower screen and Mira shower over, a pedestal wash hand basin and a WC. Ceramic floor tiles, medicine cabinet, shaver light and extractor fan.

LOWER GROUND FLOOR

Lobby area opening to the....

GROUND FLOOR BEDROOM SUITE

A large room with spotlights to the ceiling, a side facing uPVC double glazed window and a panel door opens to the....

EN SUITE SHOWER ROOM

With a uPVC opaque double glazed window and a three-piece suite with tiled surrounds comprising a large shower cubicle with Mira shower, a pedestal wash hand basin and a WC. Medicine cabinet and shaver light over, ladder style radiator/towel rail and extractor fan.

LOWER GROUND FLOOR HALLWAY/UTILITY ROOM

A useful space with a uPVC double glazed door opening to an undercover area at entrance level. There is a fitted floor mounted unit with cupboards and drawer and an area of roll-edge work surface with an inset single drainer stainless steel sink unit with tiled surrounds. Ceramic floor tiles, recess for appliance and the wall-mounted Worcester boiler supplying gas-fired central heating. Coat hooks and wall mounted electricity trip switches.

OUTSIDE

To the front of the property the sliding electronically operated timber gate opens to the parking area immediately in front of the property. This area is laid to brick paving and opens to an undercover carport/drying area. The parking/entrance area borders with various mature shrubs/trees to include a wisteria and palm, and there is the aforementioned undercover area being paved and also housing the external meter cupboards. There is outside lighting and an electric up and over door opens to the DOUBLE GARAGE, being well proportioned and there is access to a useful under-croft/cellar providing good dry storage. There are power points, light and a uPVC double glazed door opens to the outside at the rear of the property. To the rear of the house, immediately behind, there is a beautiful and expansive sandstone-paved terrace, which is a lovely space to sit and contemplate the surroundings and the coastal views. Beyond this the garden is primarily laid to lawn with a gravel area and various inset mature specimen shrubs and trees to include palms and a eucalyptus etc. There is a water feature with rockery and timber surround and a barbecue area. A further area laid to gravel provides an ideal spot for the placement of a table and chairs for al-fresco dining/outside entertaining.

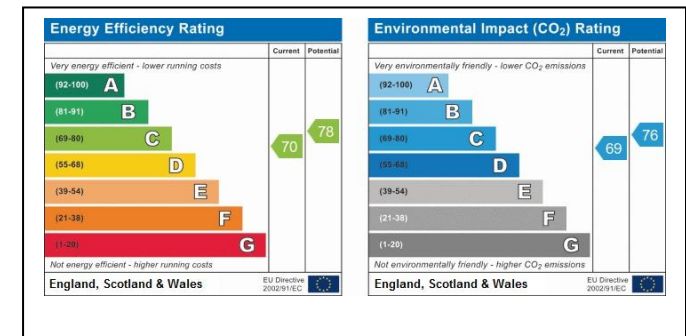
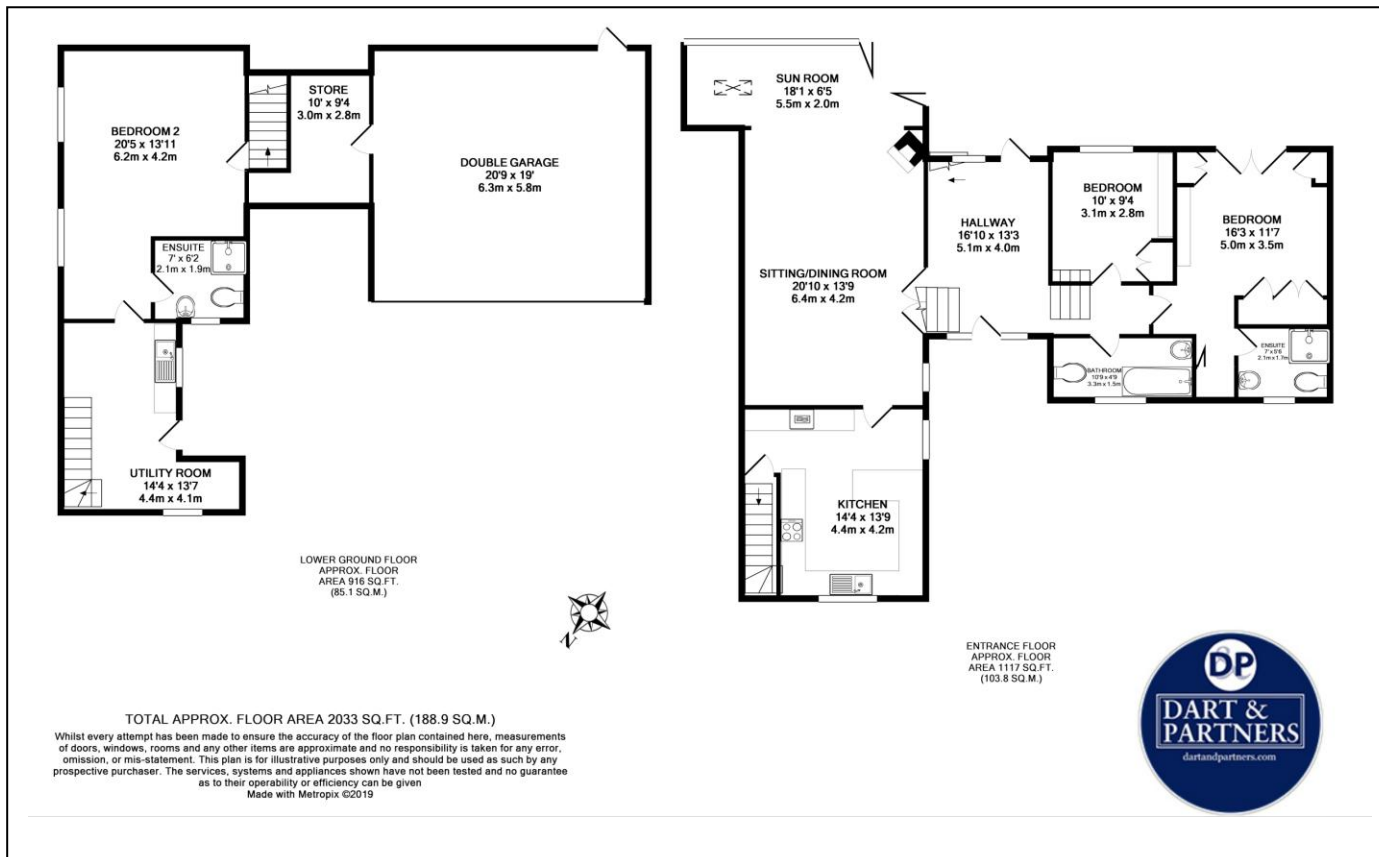
AGENTS NOTE

We understand that, in conjunction with neighbouring properties a portion of the garden sits outside the title, with this land being owned by Network Rail. For further clarity/title plans please refer to the selling agents.

MATERIAL INFORMATION - Subject to legal verification

Freehold
Council Tax Band F





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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements