

## The Dene, Coombe Lane, Teignmouth TQ14 9EX



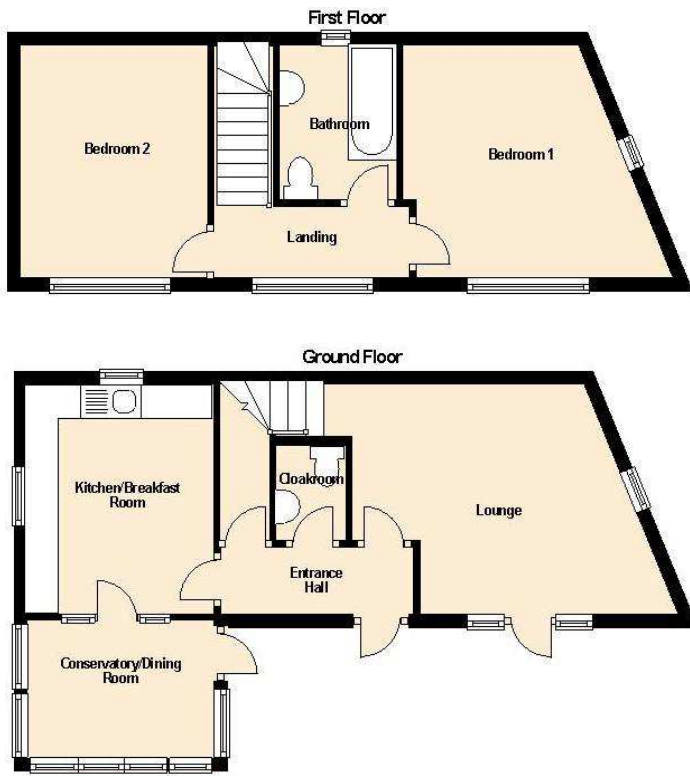
**£239,950**

A Unique Modern Detached Cottage In A Rural Setting With A Stream Running At The Bottom Of The Garden Located Near Coombe Valley Nature Reserve.



- Idyllic Location
- Lounge And Newly Fitted Kitchen
- Conservatory/Dining Room
- Two Double Bedrooms
- Newly Fitted Luxury Bathroom
- Pretty Decked Garden
- Driveway And Parking
- PVCu Double Glazed
- Gas Fired Under Floor Heating
- EPC Rating: C

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*The layout plans shown above are a representation only of the accommodation for guidance purposes, should not be regarded as accurate, and should not be scaled from.*

## DESCRIPTION AND LOCATION

A two bedroom detached house built about 10 years ago yet with character and charm and situated in an idyllic setting within the picturesque Coombe Valley with the delight of a babbling brook alongside the pretty decked garden and parking. The nature reserve and local amenities are close by.

Teignmouth is a popular seaside resort with sea and river beaches, a port and a thriving town centre. There is a good bus service and mainline rail station. Access to the A380, A38 and M5 motorway is a few miles with Torbay to the south and Exeter to the north.

## ACCOMMODATION

Outside light, PVCu double glazed front door and glazed panels to:

### Entrance hall:

Ceiling light point and deep storage cupboard with hooks.

### Downstairs Cloakroom:

Close coupled WC, wall mounted wash hand basin, recessed down light and extractor fan.

### Living Room: 11' 10" x 12' 1" (3.62m x 3.7m) max

PVCu double glazed patio door opening to garden and side window, ceiling light with fan, television point, telephone point and power points. Stairs rise to first floor landing. Glazed panel door to:

### Kitchen: 11' 1" x 8' 11" (3.4m x 2.73m)

PVCu double glazed windows with valley view and onto lane, refitted with a range of base and wall mounted units, heat resistance work surface with tiled splash backs, power points, inset one and a half bowl stainless steel sink unit with mixer tap and waste disposal unit, space and plumbing for washing machine, space for tumble dryer, space for dual fuel range style cooker, cupboard housing wall mounted gas fired combi boiler for under floor heating and hot water, space for fridge/ freezer, breakfast bar, inset down lights, ceramic tiled floor, PVCu double glazed patio door and windows to:

### Conservatory: 10' 11" x 8' 11" (3.35m x 2.73m)

Power points, PVCu double glazed windows to sides and roof and door to garden.

### First Floor Landing:

PVCu double glazed window overlooking garden, ceiling light point, power points and hatch to loft space.

### Bedroom One: 11' 10" x 12' 1" (3.62m x 3.7m) max

Dual aspect with PVCu double glazed windows overlooking lane and side with views over the rear garden, ceiling light point, wall light, television point and power points.

### Bathroom: 8' 0" x 5' 7" (2.46m x 1.71m)

Fully tiled white suite comprising, panelled enclosed bath with hot and cold water taps over and wall mounted power shower control and glazed folding glass screen to side, inset wash hand basin, close coupled WC, obscure double glazed PVCu window, shaver light and point, mirror fronted recessed cabinet with shelving, recessed down lights, extractor fan and towel radiator.

### Bedroom Two: 11' 10" x 8' 11" (3.62m x 2.73m)

Double sized with PVCu double glazed window with garden views, storage recess, ceiling light point and power points.

## OUTSIDE

Outside there is a gated brick paved parking area, timber storage shed with power and light, raised deck with Japanese Tea House with power point. overlooking the stream to side, enclosed by picket fencing which also surrounds decked seating area, outside tap and door to conservatory.

**Fixture and Fittings:** Details of fixtures and fittings included in the sale can be made available.

**COUNCIL TAX BAND:** At the time of preparing these particulars, this property falls within Council Tax band C.

## DIRECTIONAL NOTE:

From our office in Wellington Street proceed on to Bitton Park Road (A379) heading west. Continue over the Exeter Road traffic lights and take the next turning right in to Coombe Vale Road. Continue along its length and past the local shops on the right. Take the next turning right in to Moorview Drive then turn right in to Headway Cross Road and first left in to Coombe Lane. The Dene can be found on the right hand side and located by a For Sale board.

## Disclaimer

Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendor's agents, and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. The particulars do not constitute, or form part of, an offer or a contract.