



A stunning and elegant, four bedroom detached house located on the outskirts of Teignmouth with extensive gardens, beautiful sea views, a double garage and off road parking.

58 Teignmouth Road | Teignmouth | TQ14 8UT





PROPERTY TYPE

Detached residence



SIZE

2,556 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

4



RECEPTION ROOMS

3



BATHROOMS

4



WARMTH

Underfloor heating to ground floor  
Gas central heating



PARKING

Double garage and off road parking



OUTSIDE SPACE

Front and rear gardens



EPC RATING

82 (B)



COUNCIL TAX BAND

F



### in a nutshell...

- Immaculately presented throughout
- Stunning, panoramic sea views
- Beautiful and modern kitchen/breakfast room
- Separate dining room with access to garden
- Light and airy living room with sea views
- Generous, double bedrooms with three ensuites
- Underfloor heating to ground floor
- Extensive and well stocked gardens
- Double garage plus parking







## the details...

A spacious and modern, detached family home with four double bedrooms, two en suite, a double garage, parking, generous gardens and fabulous sea views on the outskirts the popular town of Teignmouth.

A driveway provides parking for at least three cars beside the double garage which has lights, power and a remote-controlled up and over door for convenience. A gate leads onto steps up through the front garden with well-stocked beds of plants, shrubs and flowers and a healthy level lawn screened by a laurel hedge, to the front of the property where there is a terrace of paving with a wooden balustrade, making a fabulous venue for entertaining with a stunning sea view.

Inside, it is immaculately presented with light and neutral décor and solid-oak internal doors throughout giving a contemporary feel, and it is warm and welcoming with underfloor heating throughout the ground floor, double glazing and gas central heating. The front door, sheltered beneath a storm porch, leads into a light and airy entrance hallway with an elegant porcelain tiled floor, which continues throughout the ground floor. A staircase with a beautiful oak and chrome banister, rises to the first floor with a storage cupboard beneath, and there is a convenient ground floor cloakroom with a WC and a basin with storage beneath for toiletries.

The stunning kitchen/breakfast room is spacious and filled with light from patio doors to the front garden. It has beautiful solid-granite worktops including a breakfast bar, perfect for casual dining, with an inset, one and a half-bowl stainless-steel sink with a draining board carved into the granite worktop. An extensive range of elegant high-gloss cream fitted units provide ample cupboard space and there is an integrated dishwasher and fridge and a Rangemaster dual fuel double oven with a wide extractor hood and glass splashback above. A separate utility room has more granite worktop with an inset stainless-steel sink and mixer tap, space with plumbing beneath the worktop for a washing machine, a door to the rear garden and a large cupboard containing the condensing system boiler and a hot water cylinder.

A door from the kitchen and French doors from the hallway lead into a stunning dining room which has a wonderful conservatory-style rear, filling the room with light and offers French doors to the rear garden.

Another pair of French doors lead from the hallway into the generously proportioned living room filled which is flooded with light from sliding patio doors to the front, from where there is a fabulous view of the sea. A wonderful modern fireplace has a superb inset living-flame gas fire which makes a nice feature and focal point for the room. A study completes the ground floor accommodation and is perfect for those working from home.

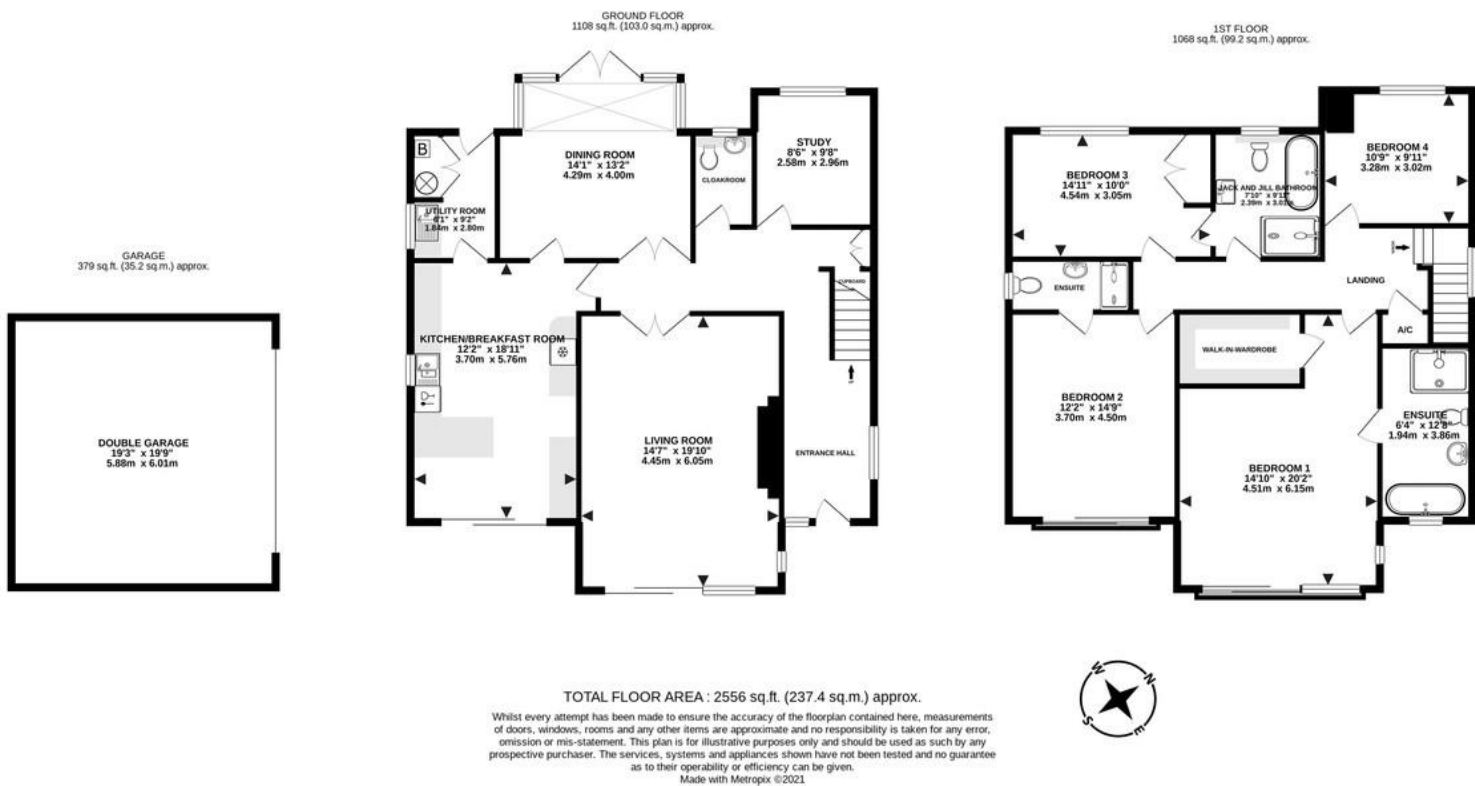
Upstairs, the master bedroom is a very spacious double with a stylish papered feature wall and sliding patio doors filling the room with light. From the Juliette balcony there are stunning panoramic sea views from Berry Head to the South, to as far as Portland Bill to the North on a clear day. It has a large walk-in wardrobe providing an abundance of clothes storage and a stunning en suite bathroom which is fully tiled containing an elegant white suite comprising a centre-fill bath, a separate rain shower, a pedestal basin with a mirror and light above, a WC and a chrome heated towel. There are three further, light and airy bedrooms, all double sized, one with sliding patio doors to a Juliette balcony, sea views and an en suite shower room, another with a stylish papered feature wall and a built-in wardrobe with a door into a Jack and Jill bathroom identical to the master en suite. The fourth bedroom is a smaller double with window overlooking the rear garden. The landing has an airing cupboard with slatted shelving for linen and a hatch in the ceiling providing access to the loft space.

Outside, the rear garden is fully enclosed and private making it safe for both children and pets. It is split-level with a large terrace of paving at the bottom, ideal as an alternative venue for entertaining guests, with steps leading up to a level terrace of lawn with a timber balustrade. Steps continue up, beside well-stocked beds of plants, shrubs, flowers and ornamental trees, to another area of lawn at the top, with a laurel hedge and timber planters for growing your own fruit vegetables. There are numerous outside taps, external lights and splash-proof power points strategically located throughout the garden for convenience.





the floorplan...



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## the location...

Teignmouth has a great deal to offer, not least its superb sandy beach, award winning children's play area and the nearby golf courses. Water sport activities are well catered with two sailing clubs, deep water moorings and a diving school. This picturesque town has a Victorian Pier, a new theatre, a wide selection of bars and restaurants, and well known shops and supermarkets including Lidl and Morrisons. It also benefits from easy access to the A380, the main line railway station at Teignmouth and the International Airport at Exeter. From the property there are easy, picturesque walking routes straight into town through wonderful parkland and even along the seafront from Holcombe.

### Shopping

Late night pint of milk: Co-op 1.4 miles

Dawlish: 1.6 miles

Teignmouth: 3/4 mile

Supermarket: Lidl 1.2 miles

### Relaxing

Beach: Holcombe 0.2 mile/Teignmouth 1.3 miles

Park: Mules Park 0.5 mile

Teignmouth Golf Club: 2.5 miles

### Travel

Bus stop: On Teignmouth Road approx.. 150 ft.

Train station: Teignmouth 1.2 miles

Main travel link: A380 5.5 miles

Airport: Exeter 17 miles

### Schools

Hazeldown Primary School: 1.4 miles

Teignmouth Community School: 1.5 miles

Trinity School: 1 mile

Please check Google maps for exact distances and travel times.

**Property postcode: TQ14 8UT**

## how to get there...

With the Teignmouth Office on the right, take the road (Orchard Gardens) out of town. At the roundabout take the third exit onto Exeter Road/A379 towards the train station. At the next roundabout take the first exit onto Myrtle Hill/A379. Turn left onto Dawlish Road/A379 and proceed onto Teignmouth Road continue to follow this road for approximately 1 mile. You will find the property on the right and side.







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