



A stunning and modern four-bedroom detached house benefiting from sea views, south facing garden, garage, and driveway. Extremely well presented throughout and boasts plenty of space, this property sets itself up to be the perfect family home.

**Amethyst Drive | Teignmouth | TQ14 8GD**



thoroughly good property agents



PROPERTY TYPE

Detached House



SIZE

1809 sqft



LOCATION

Teignmouth



AGE

Modern



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Large South Facing Garden,  
Balcony, Patio



EPC RATING

B



COUNCIL TAX BAND

F



### in a nutshell...

- Driveway Parking
- Garage
- Well Presented Throughout
- Spacious South Facing Garden
- Spacious Family Living
- Sea and Countryside Views
- Walking Distance to Local Public Transport





## the details...

### FRONT OF THE PROPERTY

As you approach the front of the property you are greeted by a long driveway that runs parallel with the front garden. The front garden is mainly turfed with a flower bed at the bottom that backs onto the front of the house. There is access to the garage, access down the side of the property to get to the rear garden and access to the front door.

### THE INTERIOR

Stepping through the front door brings you into a spacious hallway that provides access to the first floor, lower ground floor, garage and doors to primary rooms.

To the left of the hallway is a reception room that could quite easily be utilized for different things. It is currently being used as a second lounge/snug but could become a dining room or further bedroom. Straight across the hallway is the lounge. A light and airy room with more than enough space for furniture. One of the properties stunning features is the double doors that open from the lounge onto a balcony that benefits from stunning sea views. The balcony has enough space for table and chairs and the current owners have had an awning fitted for those days where it becomes too hot. As we enter back into the hallway there is a cloakroom that has a low level WC and a wall mounted wash hand basin, there is tiled flooring and space to store shoes and coats.

As we head upstairs to the first floor you are greeted by a large landing space with access to the loft, airing cupboard and doors to the bedrooms and bathroom. The main bedroom is simply stunning, it boasts plenty of space, integral double wardrobe, en-suite with shower, WC and wash hand basin. The main feature that elevates this room is the double doors that open onto a Juliet balcony and provide amazing sea views across to Torquay and country views across to Dartmoor. The Second Bedroom has an integral wardrobe, ample space for further storage and is also blessed with sea and country views. There is also further access to the loft. The third bedroom sits at the front of the house and is another double sized bedroom. At the top end of the hall is the family bathroom. A very large and open space with tiled walls and flooring, there is a wall mounted towel rail and two obscured windows providing plenty of light. The bathroom benefits from a low level bath tub with shower over, wall mounted wash hand basin and low level WC. There is a shaver point and an extractor fan.

As we return to the ground floor we now head down the stairs to a simply stunning space. A spacious hallway greets us providing access to four rooms. To the right is another cloakroom with low level WC, pedestal wash hand basin and radiator. The lower ground floor also has access to a large utility room. This contains both floor and wall mounted units, integral sink and drainer, radiator, tiled flooring and space and plumbing for washing machine and tumble dryer. To the back of the house is the fourth bedroom. This again is a very versatile room and is currently being used as an office but has the capacity to become a further bedroom or reception room. It benefits from double doors opening up onto a patio space.

Now we come to the room that sold this property to the current owners. A stunning, light and spacious kitchen/diner. With the back wall holding bi-fold doors opening up onto a large patio space. The kitchen benefits from integral double oven, five ring gas hob, stainless steel one and a half sink and drainer and plenty of floor and wall based storage units. This light and airy room really is the hub of the house and with access out to the garden, it is the perfect place for a family to relax as well as hosting further guests. It is a room that really needs to be seen to be appreciated.

### THE EXTERIOR

Walking through the bi-fold doors out of the kitchen/diner we step straight onto a large patio area. The two patio spaces that have ample room for furniture in the rear garden. One is directly outside the kitchen/diner and the other is outside the office. To the left of the garden is a spacious decking area that again has plenty of room for tables and chairs and is perfectly placed for the evening sun. There is a pebbled pathway that dissects the garden with a large turfed space on one side and flower beds the other. At the bottom of the garden is a large shed and plenty of room for a washing line. There are two external taps, one to the rear and one towards the front of the property on the side of the house. The rear garden also benefits from external lighting and power points.

At the front of the property is the garage. This has power and lighting, an electric roller door, window to the rear and a cupboard housing the boiler.

Just a short two minute walk from the property is a large open green space for public use which provides a great space to walk the dog, let the kids run free and also has an incredible view across Teignmouth, Dartmoor and the sea.

# the floorplan...

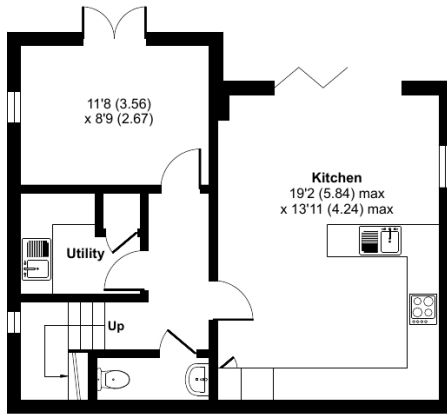
# Amethyst Drive, Teignmouth, TQ14

Approximate Area = 1633 sq ft / 151.7 sq m

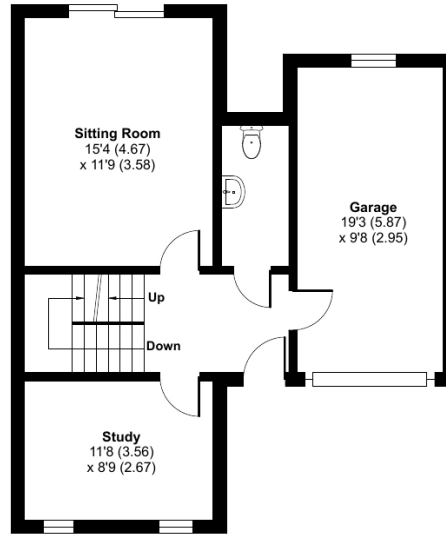
Garage = 176 sq ft / 16.3 sq m

Total = 1809 sq ft / 168 sq m

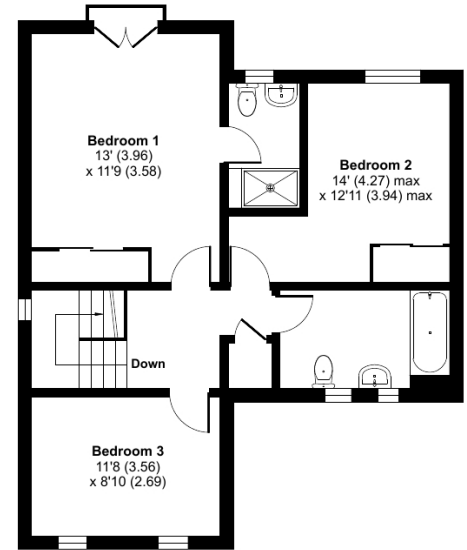
For identification only - Not to scale



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n7cheom 2023. Produced for Ashtons Complete (Complete Property). REF: 1026922



Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY.** All measurements and sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. © Unauthorised reproduction prohibited.

As part of the service we offer we may recommend ancillary services to you which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services, but where you do you should be aware of the following referral fee information. You are also free to choose an alternative provider. To find out more about this, please speak to a member of the team.



## the location...

### Shopping

Supermarket – 1.4 miles

Town Centre – 1.4 miles

Corner Shop – 0.7 miles

### Relaxing

Dog Walks – 200 meters

Childrens Play Park – 1.6 miles

Beach – 1.2 miles

### Travel

Nearest Bus Stop – 0.3 miles

Train Station – 1.2 miles

Motorway – 5.4 miles

### Schools

Primary School – 1.1 miles

Secondary School – 1.4 miles

Private School – 0.8 miles

Please check Google maps for exact distances and travel times.

Property postcode: **TQ14 8GD**

## how to get there...

From our office on Wellington Street follow the road around to the left along Orchard Gardens. As you approach the roundabout take a right onto Exeter Road, continue along until you reach the next roundabout and take a left onto the A379. Follow this around to the right before taking the left hand lane onto Dawlish Road as the road splits. Continue along Dawlish Road and up the hill, as you approach the crest of the hill take a left onto New Road. Take the right hand turn onto Elizabethan Way and follow the road up the hill along Amethyst Drive. Following the road around to the left and the property can be found on the left hand side.





Need a more complete picture? Get in touch with your local branch...

Tel **01626 870 870**  
Email [teignmouth@completeproperty.co.uk](mailto:teignmouth@completeproperty.co.uk)  
Web [completeproperty.co.uk](http://completeproperty.co.uk)

Complete  
13 Wellington Street  
Teignmouth  
Devon  
TQ14 8HW

Are you selling a property too? Call us to get a set of property details like these...

selling

letting

land &  
new homes

signature  
homes

**complete.**