



A well presented four-bedroom detached family home set over three levels. There is a landscaped rear garden and ample parking and garage to the front. The property has sea views and is within walking distance to local amenities.

11 Amethyst Drive | Teignmouth | TQ14 8GD

complete.

thoroughly good property agents



PROPERTY TYPE

Detached House



SIZE

1643 SQ FT



LOCATION

Teignmouth



AGE

Modern



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Central Heating



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden, South Facing Garden



EPC RATING

82 B



COUNCIL TAX BAND

F



in a nutshell...

- Family Home
- Four Double Bedrooms
- Sea Views
- Off Road Parking
- Garage
- Spacious Rear Garden
- Balcony
- Cul De Sac Location
- Close to Amenities
- Chain Free





the details...

THE PROPERTY

Located towards the top of Teignmouth is this modern, four bedroom detached family home. The property benefits from off road parking, garage, landscaped rear garden and sea views. Designed over three floors and with great access to local dog walks, local public transport links and the town centre, this property offers everything you need for family living.

THE INSIDE

As you step through the front door you are greeted by a large hallway. There is access to the first floor and access down to the lower ground floor. The hallway has access to three rooms. There is a WC opposite the front door which has a toilet and wash hand basin, this is also big enough to provide storage for coats and shoes. The next room we come to is the lounge. A light and airy room that is south facing and benefits from a large balcony that provides views over Teignmouth. The lounge has ample room for furniture and storage. Opposite the lounge is the fourth bedroom. This room has previously been used as a bedroom, an office, a second lounge and a dining room. It is a very versatile space and has plenty of room for double bed and other furniture if necessary.

Next we head downstairs to the lower ground floor. There is a hallway at the bottom of the stairs and doors to further rooms. The lower ground floor consists of four rooms, one being a WC, consisting of toilet and wash hand basin. There is a utility room with ample storage, integral sink and drainer and plumbing and drainage for washing machine and tumble dryer. There is another versatile room on this floor which is currently set up as a dining room but has previously been used as an office, a second lounge and a fifth double bedroom. It has double patio doors that open on to the rear garden. Finally on the lower ground floor we have the kitchen/diner. A spectacular and large space that serves as a fantastic hosting room. There are matching wall and floor based units with work surface over, integral sink and drainer, integral fridge freezer and integral dishwasher. There is ample space to the front of the room for table and chairs and patio doors straight on to the rear garden.

THE UPSTAIRS

As you stand at the top of the staircase on the first floor, there is a good sized landing with access to a storage cupboard and doors to further rooms. The main bedroom is located on the left hand side of the landing. It is a large double room with a Juliet balcony providing sea views. There are integral wardrobes to one side and a door through to the en suite at the bottom of the room. The en suite has a walk in shower cubicle, WC and wash hand basin. There is ample room in the bedroom for bedroom furniture. Just next door is the second bedroom which again has sea views and integral wardrobes. There is plenty of space for a double bed and further bedroom furniture. To the middle of the landing is the family bathroom. This is a large room with tiled floors, bath tub with shower over, WC and wash hand basin. There is also a heated towel rail. Finally we have the third bedroom. Similar in size to the fourth bedroom with ample room for a double bed and further bedroom furniture.

THE OUTSIDE

To the rear of the property there is a patio space at the front and the side of the garden. The middle of the garden is turfed and to the rear of the garden there is a pebbled area. The garden has been well maintained and has room for table and chairs and further garden furniture if required. There is currently a home office occupying part of the garden that also doubles up as storage. There is access to the front of the property down the side of the house and at the bottom of the garden there is a gate through to a pedestrian walkway.

To the front of the property there is driveway parking and the garage. The garage has power and lighting with an electric door and the boiler is also housed at the back of the garage.

Amethyst Drive, Teignmouth, TQ14

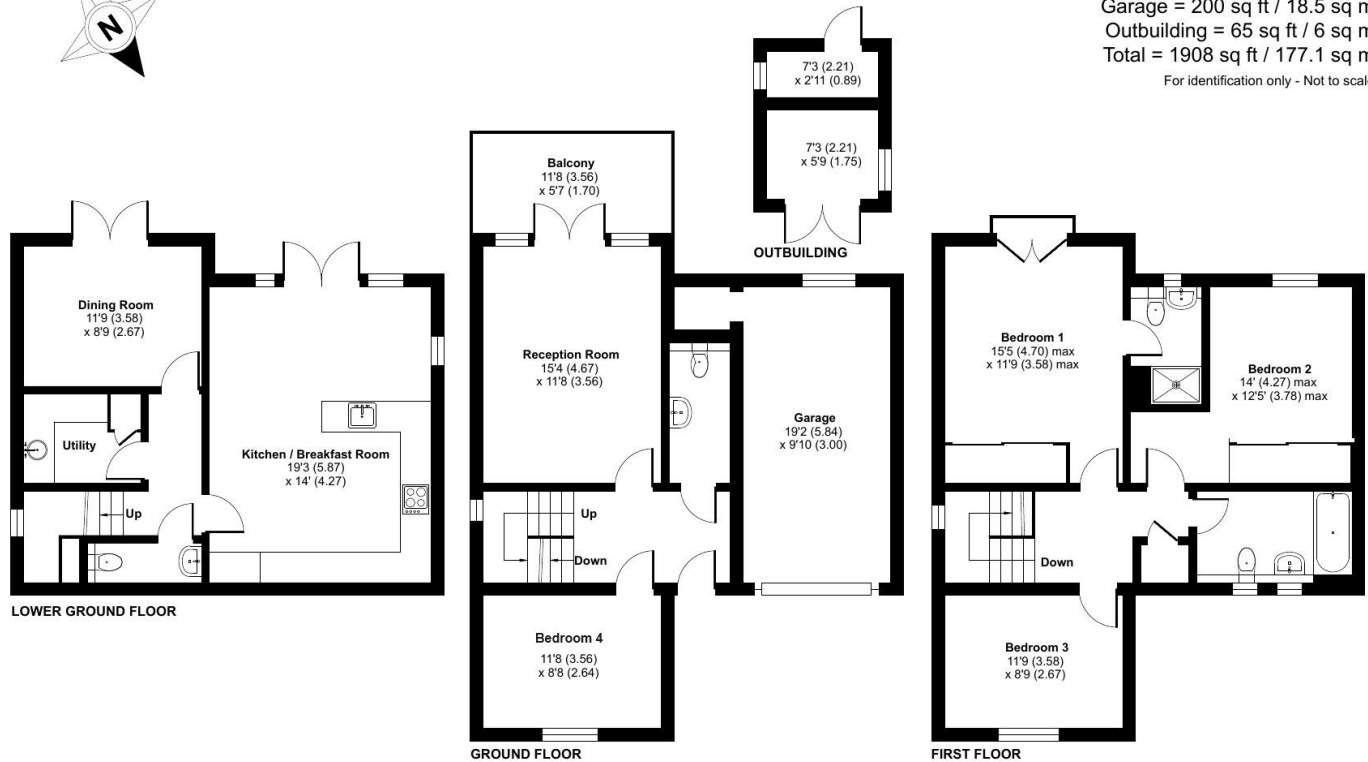
Approximate Area = 1643 sq ft / 152.6 sq m

Garage = 200 sq ft / 18.5 sq m

Outbuilding = 65 sq ft / 6 sq m

Total = 1908 sq ft / 177.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Ashtons Complete (Complete Property). REF: 1137147



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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 and new theatre and 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, and the mainline railway station at Teignmouth and the International Airport at Exeter convenient facilities.

Shopping

Supermarket – 1.4 miles

Town Centre – 1.4 miles

Corner Shop – 0.7 miles

Relaxing

Dog Walks – 200 meters

Children's 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





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