



A stunning, spacious and extremely well presented two-bedroom house. Situated in a desirable location with easy access to amenities. There are stunning sea views on offer, two parking spaces and plenty of storage.

Second Drive | Teignmouth | TQ14 8TL





PROPERTY TYPE

Terraced House



SIZE



LOCATION

Teignmouth



AGE

Modern



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Underfloor Heating



PARKING

Allocated Parking



OUTSIDE SPACE

Communal Garden,
Garden, Patio



EPC RATING

80 C



COUNCIL TAX BAND

D



in a nutshell...

- Desirable Location
- Sea Views
- Two Double Bedrooms
- Well Presented Throughout
- High Ceilings
- Close To Local Public Transport
- Walking Distance to the Beach
- Plenty of Space
- Allocated Parking
- Allocated Storage Unit in Cellar





the details...

THE PROPERTY

Located on the outskirts of Teignmouth stands this extremely well presented and modern two bedroom home. With stunning far reaching sea and countryside views, allocated parking and two double bedrooms. The property is situated on a private road and is within walking distance of the beach and the town centre. As you proceed up the driveway and into the communal car park, the property can be accessed the right hand side of the building.

STEP INSIDE

A grand front door opens into a spacious open planned living space. There is a kitchen and dining area to the left and a lounge area to the right. The entire floor has multiple windows letting through bags of light. The window to the front of the room and the patio doors offer a stunning sea view. Every part of this room is light, airy and incredible well presented.

As we head towards the kitchen, there is space on the left hand side for a table and chairs and doors to the sun terrace. The kitchen itself is a beautiful, light and modern space. The kitchen comes with an integral oven and hob, integral combination microwave integral sink and drainer, integral dish washer, integral washer/dryer and integral fridge and wine cooler. Behind the hob is a hidden integral extractor fan that pops up out of the kitchen surface. There is a range of matching wall and floor based units with marble quartz work surface over. The sink is perfectly aligned with the front window that provides a stunning view out to the sea and across Shaldon. To the centre of the room is a door into the downstairs loo. This room has a low level WC and a wash hand basin. The lounge area is a cosy space with plenty of space. There is a state of the art electric fireplace to the back of the room that can be controlled by a mobile phone app. There is ample space for furniture and three large windows letting in light. To the left of the lounge area are the stairs to the first floor with a spacious cupboard underneath providing space for coats and shoes.

THE UPSTAIRS

As you stand at the top of the stairs there is a fair sized landing to greet you. The landing provides access to the airing cupboard which houses the boiler and access to an extensive loft space. There are also doors to further rooms. To the far end of the hallway is the family bathroom. This room has a low level bathtub with shower over that has a waterfall shower head and tiled splash-back. There is a wash hand basin with storage under, low level WC and wall mounted heated towel rail. Just along from the bathroom is the second bedroom. This is a spacious double located at the back of the property and benefiting from ample space for bedroom furniture and an en suite. The en suite has a walk in shower cubicle again with a waterfall shower head, wash hand basin with storage under, low level WC and a wall mounted heated towel rail. Above the en suite and accessible from the bedroom is a large storage space that currently houses suitcases but has plenty of room for further items.

Down the other end of the landing is the main bedroom. Another spacious double with built in wardrobe and storage and there is dual aspect windows and a Juliet balcony. The balcony and window to the front provide stunning sea and estuary views across to Torquay and Shaldon respectively. The main bedroom has ample space for bedroom furniture and is a very light and airy south facing room.

THE OUTSIDE

At the front of the property is a fair sized garden area partly turfed on both sides of the front door. Following this around to the left brings you to a pebbled seating area that sees the sun throughout the day. This then links up with the main hub of the garden which is a private and secure sun terrace. Pointing south and with more than enough space for garden furniture, this is the perfect place to enjoy those sunny Teignmouth days. The sun terrace also has access straight into the kitchen/diner space through the back door. To the side of the front door there is an outside double power outlet and on the terrace is an outside tap.

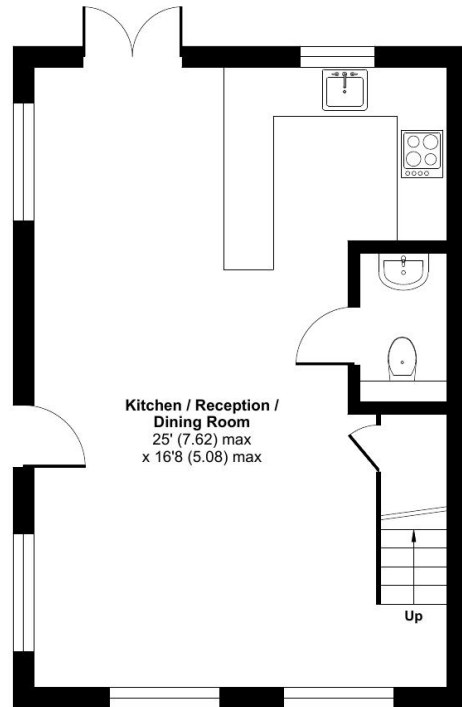
Heading to the communal car park and the property has two allocated parking spaces. There are also three visitor spaces for when friends and family come to visit. As you stand in the car park there is a door located on the back wall which leads through to a large communal basement area. In there are the meters for each property but also a designated storage unit for the property. There is plenty of room to store a variety of things in the unit such as bikes, golf clubs and gardening equipment.

Finally to the side of the main building and located towards the back is the communal bin storage.

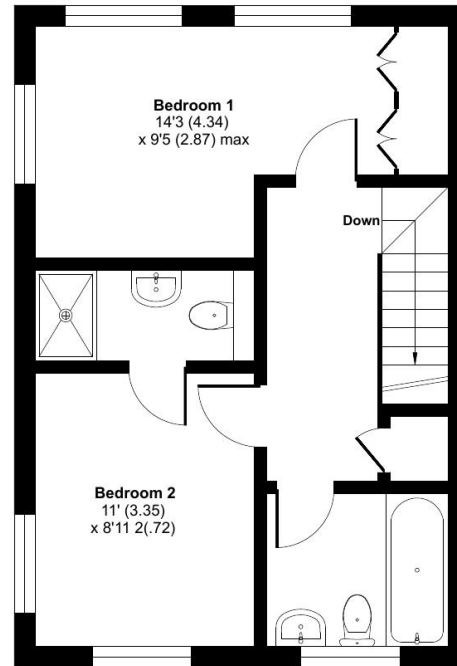
Luscombe House, Second Drive, Teignmouth, TQ14

Approximate Area = 834 sq ft / 77.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2024. Produced for Ashtons Complete (Complete Property). REF: 1150627



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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 for 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.

Shopping

Town Centre: 0.9 miles

Supermarket: 0.7 miles

Relaxing

Mules Park: 0.2 miles

Teignmouth Beach: 0.7 miles

Teignmouth Golf Club: 2.6 miles

Travel

Local Bus Stop: 0.1 miles

Train Station: 0.8 miles

Exeter Airport: 17.5 miles

Schools

Primary School: 1.2 miles

Secondary School: 1.3 miles

Private School: 0.9 miles

Please check Google maps for exact distances and travel times. **Property postcode: TQ14 8TL**





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