



St. Lukes Drive, Teignmouth

Teignmouth

£630,000

ABSOLUTE





## St. Lukes Drive

Teignmouth,

Presenting a rare opportunity to acquire a stunning 5-bedroom detached house in a sought-after small development, this attractive modern property combines contemporary living with practical family-friendly features. Located conveniently within a mile of the town centre, promenade, and beaches, the residence offers unparalleled convenience and lifestyle appeal.

Entering the property, one is greeted by a boot room, spacious living room, dining room, and a stylish kitchen/breakfast room. The ground floor also features a convenient cloakroom and a utility room, ensuring functionality and ease of living. The accommodation is generously spread over three floors, providing ample space for family activities and private relaxation alike.

Upstairs, the property boasts five generously sized bedrooms, with two principle rooms benefiting from en-suite facilities, offering luxury and comfort in abundance. Principle bedroom benefits from extensive built-in storage. The well-maintained rear garden provides a peaceful retreat, ideal for outdoor relaxation and entertaining.





In addition to its superb interiors, this property also offers the convenience of ample driveway parking and a double garage, catering to the needs of modern-day living. The residence is perfectly positioned in close proximity to nearby primary and secondary schools, making it an ideal choice for families seeking top-notch education facilities for their children.

Furthermore, this stylish property offers stunning sea views from the upper floors, adding a touch of luxury and tranquillity to every-day living. Whether you seek a quiet retreat to enjoy the scenic natural beauty or a functional family home with modern amenities, this exquisite house provides the perfect blend of comfort, convenience, and style.

In summary, this 5-bedroom detached house presents a unique opportunity to own a modern property within a desirable location, offering a harmonious balance of contemporary design, spacious accommodation, and convenient amenities. Don't miss the chance to make this exceptional property your new home sweet home.

#### **Garden**

To the rear is a fully enclosed garden with mature shrubs and trees. The garden is level with a decked area for alfresco dining and a lawned area. There is side and garage access via the garden.

#### **DRIVEWAY**

#### **DOUBLE GARAGE**

#### **ON STREET**





# St. Lukes Drive

Teignmouth,

St Lukes Drive is situated in a pleasant and elevated modern development within around 1-mile of Teignmouth town centre and promenade.

Teignmouth is positioned on the lovely South Devon coastline, approximately 13 miles from the cathedral city and county town of Exeter. There is a promenade with sandy beaches, including a classic crescent of imposing Georgian buildings. There are boating opportunities on the estuary and the "back beach" has a selection of pubs and restaurants in a superb marine setting. The town has a wide variety of independent shops and cafes, along with a local supermarkets within walking distance and several excellent public houses. Teignmouth has several primary schools, along with a well-regarded secondary school/Community College, which is an easy walk away from St Lukes Drive, as is Trinity School, being a private school offering both primary and secondary education. There is a mainline railway station offering a direct link to London Paddington. The junction to the A380 via the B3192 is just under 5-miles away, which can be used to access the A38 and the M5, offering an easy commute to Exeter and beyond.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C







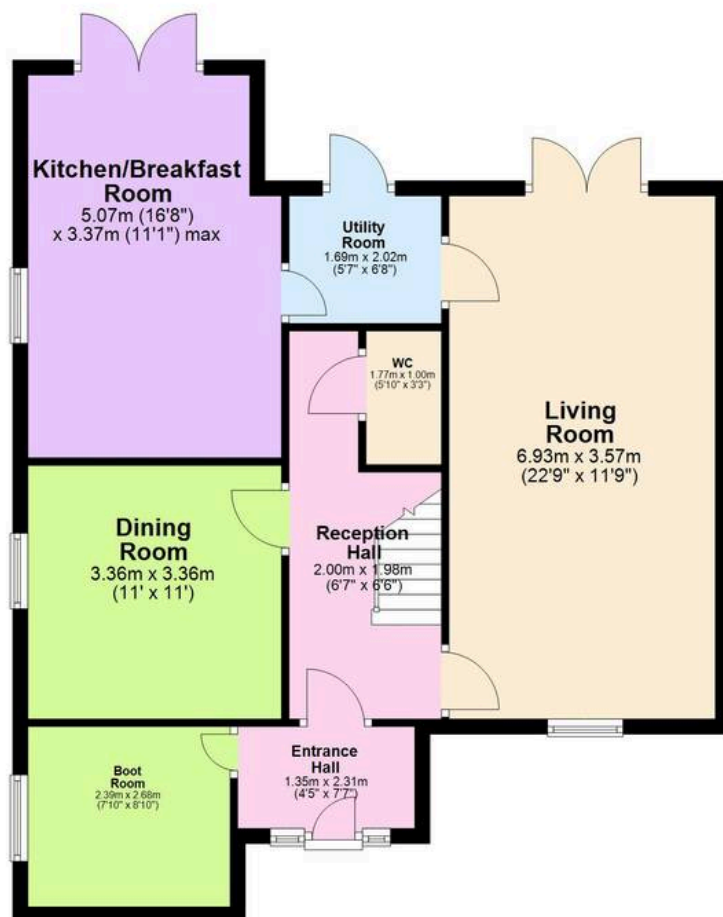






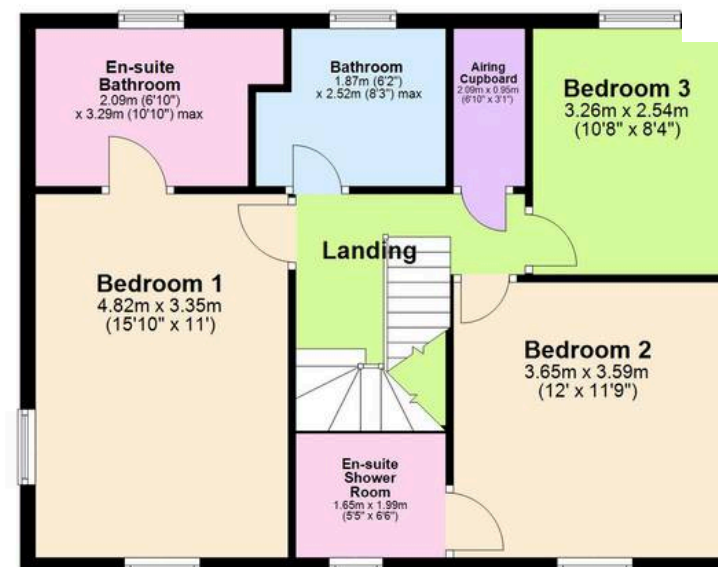
### Ground Floor

Approx. 75.1 sq. metres (808.2 sq. feet)



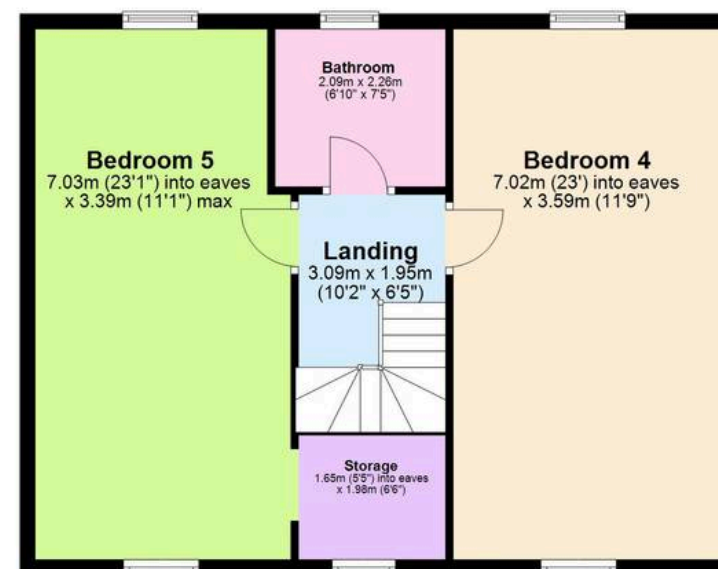
### First Floor

Approx. 63.4 sq. metres (682.9 sq. feet)



### Second Floor

Approx. 63.5 sq. metres (684.0 sq. feet)



Total area: approx. 202.1 sq. metres (2175.1 sq. feet)







## Absolute Sales & Lettings

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