



**Connells**

Deer Park Avenue  
Teignmouth





### Property Description

The main residence is thoughtfully arranged over several levels, offering bright and spacious living areas complemented by period detailing and large feature windows that frame stunning views across the valley and surrounding countryside.

The accommodation includes a generous dual-aspect living room with exposed beams and fireplace, creating a welcoming family hub. A formal dining room with balcony access, perfect for entertaining or enjoying the peaceful outlook. A well-equipped kitchen with wooden worktops, breakfast area, and ample storage.

The first floor offers multiple double bedrooms, including a spacious principal suite with dressing area and en suite facilities. A family bathroom completes this level. An additional loft room provides further storage.

The lower ground floor annex provides a lounge, kitchen/dining area, double bedroom, and bathroom - a perfect setup for relatives, guests, or use as a holiday let.

Outside, Set on an expansive landscaped plot, the property offers a mix of level lawns, terraced seating areas, and established planting, creating a private and tranquil setting. The home benefits from a large driveway with ample parking and a larger than average garage with power and lighting.

Situated in the sought-after Deer Park Avenue area, the property enjoys both peace and accessibility. Teignmouth's town centre, beaches, schools, and mainline rail connections are all within easy reach, making this an ideal family home or coastal retreat.

### Front Of The Property

The main entrance of the property is accessed via Coombe Vale Road where access is given by electric controlled gates. Additional access can be found along Deer Park Avenue where the winding driveway connects both ends. There is parking areas on the higher section and further parking on the lower section with storage area and garage.

At the front you will find steps up to the large patio area with doors into the annexe, or the main entrance into the property just to the side.

### Entrance Porch

Windows to the front, rear and side. Wooden door into the main hallway.

### Entrance Hallway

Stairs to the first floor, understairs storage with staircase to the lower ground floor annexe, access to all room and two wall mounted radiators.

### Wet Room

Obscure double glazed window, shower with glass screen, vanity wash hand basin with storage, WC, part tiled and a wall mounted heated towel rail.

### Lounge

19' x 14' 1" ( 5.79m x 4.29m )  
Windows to the front and side, feature fireplace with gas fire, wall mounted radiator and a double glazed door leading out to the covered balcony with concealed lighting.

### Dining Room

14' 1" x 10' 8" ( 4.29m x 3.25m )  
Window to the front of the property, built-in storage and shelving, wooden flooring and a wall mounted radiator.

## Reception Room

10' 8" x 10' 1" ( 3.25m x 3.07m )

Window to the front of the property, built-in shelves and a wall mounted radiator.

## Kitchen

15' 4" x 10' 8" ( 4.67m x 3.25m )

Windows to the side and rear of the property, wall and base units with solid wood worktops, corner carousel storage, two bowl stainless steel sink/drain, Rangemaster oven with extractor over, plumbing for washing machine, plumbing for dishwasher, space for tumble dryer, space for fridge/freezer and a double glazed door to the rear.

## Bedroom Four

9' 8" x 9' 6" ( 2.95m x 2.90m )

Window to the side, built in storage and a wall mounted radiator.

## First Floor

Split staircase with a double glazed window to the rear.

Loft hatch, storage area, stairs to the loft room and a wall mounted radiator.

## Bedroom One

18' 7" into bay x 13' 9" ( 5.66m into bay x 4.19m )

Window to the side and front of the property with pleasant views, built-in storage, walk-in wardrobe, two wall mounted radiators and door to the ensuite.

## Ensuite

Velux window, corner shower cubicle, wash hand basin with storage beneath, WC, part tiled and a wall mounted heated towel rail.

## Bedroom Two

23' 2" into bay x 14' 1" ( 7.06m into bay x 4.29m )

Window to the front and double glazed patio doors to the side with pleasant views, built-in storage and two wall mounted radiators.

## Bedroom Three

18' 7" into bay x 12' 5" ( 5.66m into bay x 3.78m )

Window to the front of the property, built-in storage and a wall mounted radiator.

## Bathroom

Obscure double glazed window, corner shower cubicle, wash hand basin with storage below, WC, corner bath, fully tiled and a wall mounted heated towel rail.

## Loft Room

The loft room is currently split into three rooms, all with carpets and velux windows

Room One - 12' 1" x 10' 4"

Room Two - 10' 1" x 8' 8"

Room Three - 15' 7" x 7' 8"

## Lower Ground Floor

Set up as a one bedroom self contained annexe and comprises..

**Kitchen** (10' 4" x 9' 1") -

Base units, space for appliances, tiled floor and a wall mounted radiator. Door to shower room, opening to hallway with patio doors to the front. Stairs to the main house.

**Shower Room** -

Corner shower cubicle, WC, wash hand basin, part tiled, wall mounted radiator and an area for storage.

**Lounge** (18' 0" x 13' 1") -

Double glazed window to the front, feature fireplace with electric fire, tiled floor, wall mounted radiator and door to the side of the property.

**Bedroom** (10' 4" x 8' 8") -

Double glazed window to the front and a wall mounted radiator.

## Rear Of The Property

The garden at Northfield House is a spectacular wrap-around space and offers a whole opportunity for its new owner.

To the front of the property is a large area of lawn with a number of elevated patio areas, perfect for entertaining or relaxing. The front patio contains a shed which is currently set up as a home gym. Steps to the side lead up to the pleasant and low maintenance patio area with gravel with two well kept ponds, timber shed and a seating area with stunning views.

The rear patio is accessed via the kitchen and hallway, with a wrought iron gate.



## Garage

32' 4" x 17' 3" ( 9.86m x 5.26m )

Larger than average garage space (can fit up to 6 vehicles) with a door to the front, two windows to the side and electric roller door. The garage would make a fantastic workshop or additional storage area, with lights, power and a cloakroom.

## Agents Note

We have been made aware that two trees on the property are subject to a Tree Preservation Order (TPO).

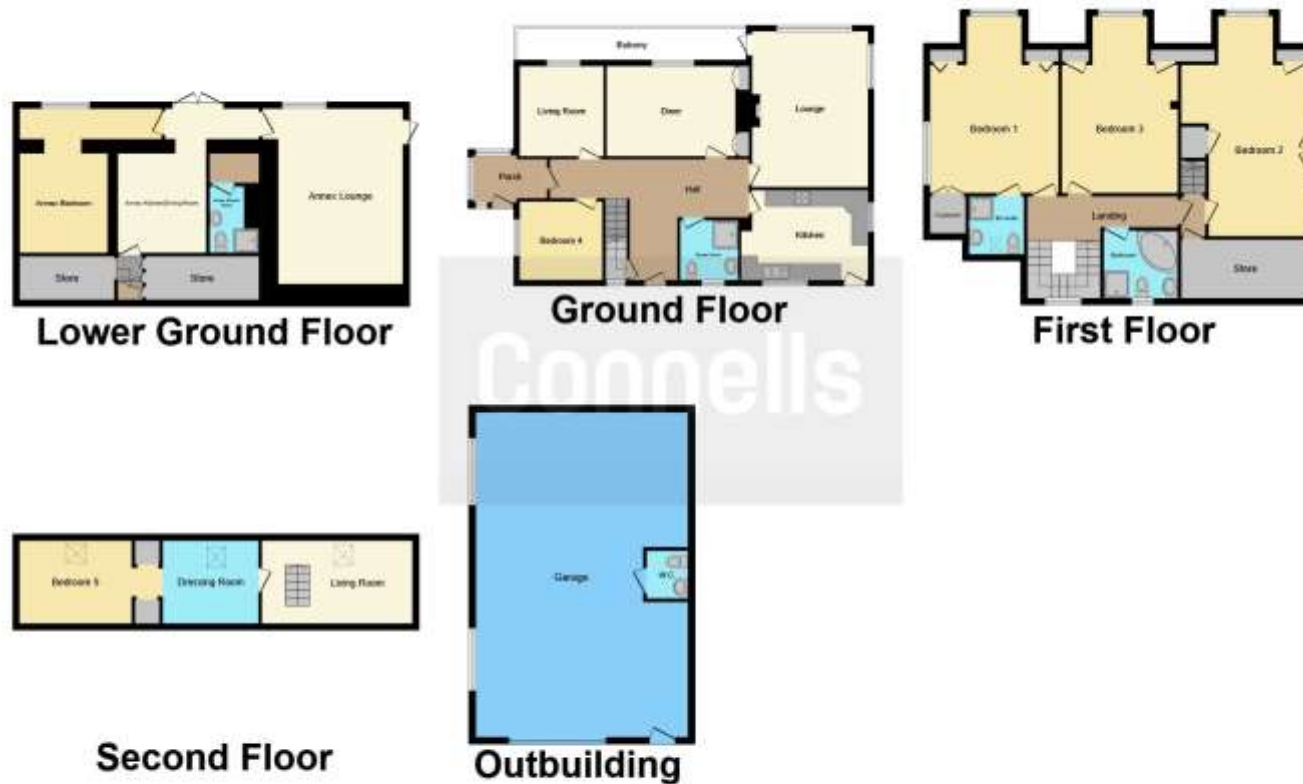












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: Awaited  
 Council Tax Band: E

Tenure: Freehold



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