



- AN ATTRACTIVE MODERN DETACHED HOUSE IN A POPULAR LOCATION
- SET AROUND A MILE FROM TEIGNMOUTH TOWN CENTRE AND PROMENADE
- ENTRANCE HALL, CLOAKROOM, SITTING ROOM AND DINING ROOM
- MODERN KITCHEN, CONSERVATORY AND STUDY
- GROUND FLOOR ROOM/SECOND LOUNGE WITH SHOWER ROOM
- FOUR FIRST FLOOR BEDROOMS, (ONE WITH EN-SUITE)
- MODERN FAMILY BATHROOM ROOM
- AMPLE DRIVEWAY PARKING AND ATTRACTIVE GARDENS
- FIRST FLOOR SEA VIEWS

Chantry Close, Teignmouth, TQ14 8FE

£465,000

A detached and modern property set around a mile from Teignmouth town centre and promenade. Versatile accommodation with entrance hall, cloakroom/WC, sitting room, dining room, modern kitchen, conservatory, study and ground floor room with shower room. Four first floor bedrooms (one en-suite,) family bathroom, driveway parking and attractive garden. Some sea views.



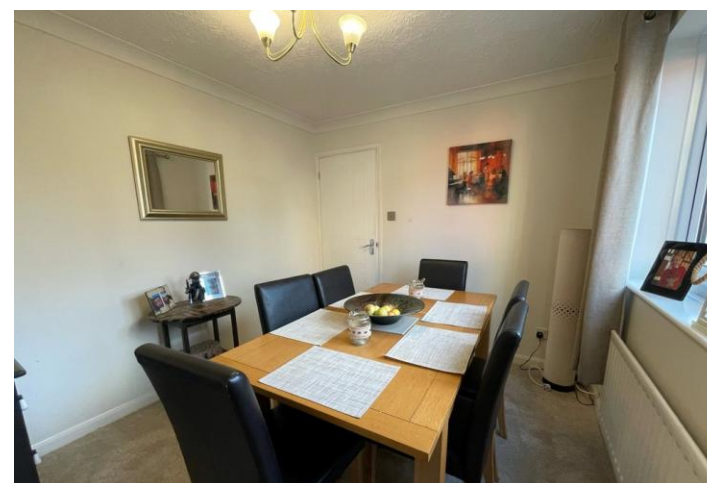
## Property Description

### LOCATION

30 Chantry Close is set in an attractive, "tucked away" cul de sac in the popular Highgrove Park development. A footpath leads through the development to the Dawlish Road, where one can access the Rowdens or Cliff Road and take a meandering walk to the promenade through Mules Park. The property sits close to a bus route and around a mile from Teignmouth's 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 fine 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 several excellent public houses. There is a supermarket on the west side of the town, along with a recently opened theatre and bowling club close to the sea front. Teignmouth has several primary schools, along with a well-regarded secondary school/Community College, and 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.

### DESCRIPTION

This attractive and modern detached property has spacious, versatile and well presented accommodation comprising an entrance hall with cloakroom/WC, a good sized sitting room and a separate dining room. At the rear of the property there is an expansive conservatory,





that free-flows to the stylish, recently fitted kitchen which has some integrated appliances. Additionally at ground floor level there is a study and a ground floor bedroom (currently in use as a lounge,) with an en-suite shower room. The study, ground floor room with en-suite could combine to create an informal annexe for a dependant relative or teenager, work space/beauty or dog grooming area, within the property. To the upper floor the principal bedroom has a modern en-suite shower room and there are three further bedrooms, two of which have good sea views along with the modern family bathroom. Outside to the front of the property there is driveway parking for several vehicles and a front garden laid to lawn. To the rear, the garden is primarily laid for "ease of maintenance," with attractive paving, stone chippings and there is a pergola with climbing plants etc. There is a large timber shed/store with power connected and two further smaller timber sheds.

From the driveway approach, a paved entrance area is approached with canopy, an outside light, painted timber work and panelling. The uPVC opaque double glazed entrance door opens to the...

#### ENTRANCE HALL

A welcoming space with a side facing uPVC double glazed window, a dado rail and wood grain effect panel doors to the downstairs rooms. A matching door opens to a good sized under stairs cupboard and there is timber effect flooring.

#### CLOAKROOM

With a rear facing opaque glazed window and a two piece suite with tiled surrounds comprising a corner mounted wash hand basin with mirror and extractor fan above, WC, medicine cabinet, small radiator, small

utility area with space and plumbing for automatic washing machine and open shelved above.

### SITTING ROOM

A light and spacious room with a coved and textured ceiling and a front facing uPVC double glazed window with an open aspect. Radiator, further double radiator and a feature, contemporary-style flame-effect electric fire.

From the sitting room, coated double glazed sliding patio doors open to the....

### CONSERVATORY

A lovely versatile space, spanning much of the width of the back of the house with multiple uPVC double glazed windows overlooking the back garden and further uPVC opaque double glazed windows. There are glazed ceiling panels and fitted blinds. Radiator and uPVC double glazed French doors open to the back garden at the rear. The conservatory free-flows to the....

### KITCHEN

Re-fitted by the current owners and having a stylish range of modern floor and wall mounted units with extensive areas of timber effect work surface with matching surrounds. There is a built-in, four-ring ceramic hob with glass splash back, a chimney style filter over and an oven beneath. Built in, full height fridge and freezer and space for a dishwasher. Double bowl stainless steel sink unit with mixer tap, spotlights, under cupboard downlighters and a cupboard houses the central heating boiler.

### STUDY

With glazed ceiling panels having fitted blinds and uPVC double glazed windows overlook the back garden. a uPVC double glazed door opens to a pathway at the side and there is engineered oak flooring and a

radiator. From this area a sliding uPVC double glazed patio door opens to the....

### GROUND FLOOR ROOM WITH EN-SUITE

A versatile space that could be used as an informal annexe for dependent relative or a teenager, within the house, engineered oak flooring, side facing high set uPVC double glazed window, access to loft space, radiator, a cupboard houses the electricity trip switches. A white wood grain effect panel door opens to the...

### GROUND FLOOR SHOWER ROOM

Front facing uPVC opaque double glazed leaded light window and a three piece modern suite comprising a large, tiled shower cubicle with extractor fan and Mira Sport electric shower, a pedestal wash hand basin and a WC. Medicine cabinet, open shelves and a ladder-style radiator/towel rail.

### DINING ROOM

An attractive room and a good entertaining space with a front facing uPVC double glazed window overlooking the driveway, a coved and textured ceiling, a radiator and ample space for a dining table and chairs.

### FIRST FLOOR LANDING

Dado rail, textured ceiling, woodgrain effect panel doors to the first floor rooms and access to the loft space.

### BEDROOM ONE

An appealing room with a front facing uPVC double glazed window, having a good open aspect over the surrounding area. Radiator, two built in double wardrobes and a woodgrain effect panel door opens to the....

### EN-SUITE SHOWER ROOM

Having a modern, three-piece suite comprising a pedestal wash hand basin with tiling above and mirror

beside, a tiled shower cubicle with Mira Sport shower and a WC with medicine cabinet above. Shaver point, radiator, a uPVC opaque double glazed window, textured ceiling and an extractor fan.

### BEDROOM TWO

A good sized room with a front facing uPVC double glazed window, having an open aspect over the surrounding area. Radiator and textured ceiling. A white wood grain effect door opens to the airing cupboard, having slatted shelving and housing the factory-lagged hot water cylinder.

### BEDROOM THREE

With a textured ceiling and a rear facing uPVC double glazed window having some good views over the surrounding area towards the sea, Babbacombe, Berry Head and the Orestone in the distance. Radiator.

### BEDROOM FOUR

With a rear facing uPVC double glazed window taking in good views, taking in a broad sweep from the east Devon coastline across to Labrador Bay, taking in Babbacombe, Berry Head and the Orestone. Radiator and textured ceiling.

### BATHROOM

The attractive bathroom has a modern three-piece suite, comprising a panel bath with full height tiled surround, an attached shower screen and Mira Sport shower over. There is a vanity unit with a wash hand basin with mixer set, cupboard beneath and mirror above and a WC. Dado height tiling to walls, extractor fan, shaver point and a textured ceiling.

### OUTSIDE

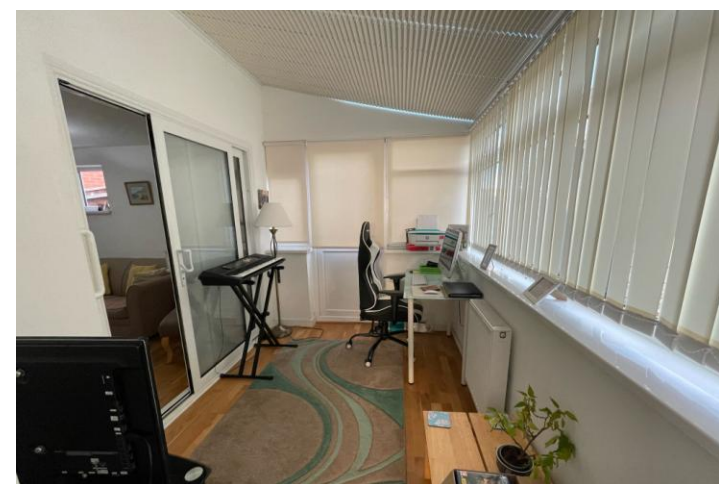
Outside to the front of the property there is a driveway providing AMPLE PARKING for several vehicles. Beside this the front garden is laid to lawn and an area

of bedding well-stocked with shrubs and flowering plants. Additionally there is an external power point and a meter cupboard. Outside to the rear of the property there is an attractive garden laid for ease of maintenance, being approximately south east facing. There is an expansive area of patio, beside which there is an attractive ornamental garden laid to paving slabs and stone chippings. A further feature area is laid to paving and has a pergola with mature climbing plants over. There are various areas of bedding, well stocked with shrubs, flowering plants and a mature palm. Additionally there is a large timber shed with power connected and, to the side of the property there is a paved pathway that in turn leads back to the front. Adjoining the pathway there are two further timber sheds and an area laid to bedding and paving for bin storage etc.

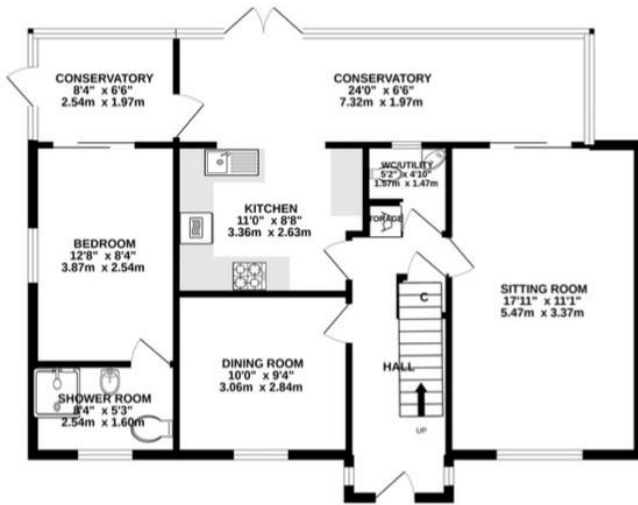
MATERIAL INFORMATION - Subject to legal verification

Freehold  
Council Tax Band E

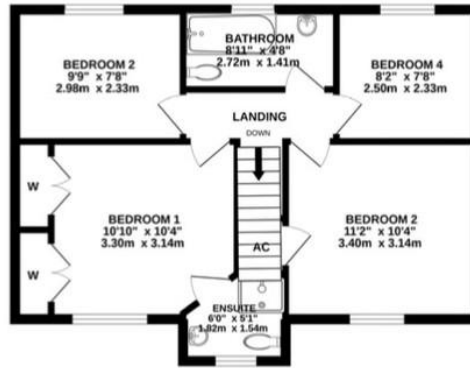
-----  
-----



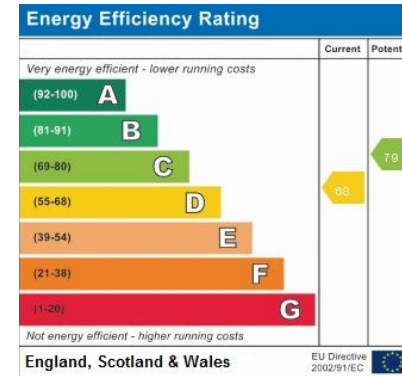
GROUND FLOOR  
856 sq.ft. (79.5 sq.m.) approx.



1ST FLOOR  
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA : 1353 sq.ft. (125.7 sq.m.) approx.  
Made with Metropix ©2022



Teignmouth, 12 The Triangle,  
Teignmouth, Devon, TQ14 8AT

[www.dartandpartners.com](http://www.dartandpartners.com)  
01626 772507  
[property@dartandpartners.com](mailto:property@dartandpartners.com)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements