



- MODERN WELL PRESENTED FAMILY HOME
- SOUTH FACING SEA, COASTAL AND RURAL VIEWS
- ENTRANCE HALLWAY, GROUND FLOOR CLOAKROOM
- LOUNGE OPENING TO SUN TERRACE
- KITCHEN DINING ROOM
- THREE BEDROOMS (ONE EN-SUITE)
- FAMILY BATHROOM
- ENCLOSED REAR GARDENS

Triumph Place, Teignmouth, TQ14 8GL

Guide Price £375,000

A modern, stylish and well presented family home on a highly sought after development being south facing enjoying coastal and sea views, a double driveway and garage. Accommodation over three levels comprising; entrance hallway, ground floor cloakroom, kitchen dining room, lounge, sun terrace, three bedrooms, en-suite shower room and family bathroom. With appealing enclosed gardens to the rear and south facing sun terrace adjoining the main reception.



Property Description

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Recessed entrance with courtesy lighting to obscure double glazed entrance door into the....

ENTRANCE HALLWAY

Quarry tiled flooring which extends through to the kitchen dining room. Radiator, stairs to upper floors. Door to...

GROUND FLOOR CLOAKROOM

WC with concealed plumbing, wall hung wash hand basin, radiator, fitted extractor, continuation of tiled flooring.

Courtesy door through to garage.

KITCHEN/DINING ROOM

uPVC double glazed French patio doors with corresponding side screens with outlook and giving access to the enclosed rear gardens. **DINING AREA:** Radiator, space for table and chairs, door to useful under stairs store cupboard. **KITCHEN AREA:** Range of cupboard and drawer base units under laminate rolled edge work surfaces, one and a half bowl stainless steel drainer sink unit with mixer tap over, refuse drawer, integrated dishwasher, brushed chrome four ring gas hob with glazed splash back, chimney style extractor hood over, integrated double oven and fridge freezer, under counter lighting, corresponding eye level units, recessed spot lighting.

Stairs rising to the...

FIRST FLOOR LANDING

Doors to...





LOUNGE

uPVC double glazed French patio doors and matching side panels with delightful and far reaching sea and coastal views and with access onto an **ENCLOSED SOUTH FACING SUN TERRACE**. Radiator.

SUN TERRACE

With steel and glazed balustrading. Taking in the south facing views along the Babbacombe coastline and out to sea.

BEDROOM TWO

Two uPVC double glazed windows overlooking the rear aspect and gardens, radiator. Door to store cupboard/built in wardrobe.

Stairs rising to the upper floor.

UPPER FLOOR LANDING

Hatch and access to loft space, radiator. Door to linen cupboard housing Megaflow hot water cylinder and with slatted shelving. Door to cloaks cupboard with hanging rail and fitted shelving. Door to...

BEDROOM ONE

uPVC double glazed French patio doors with Juliet balcony taking in superb south facing views over the Ness, along the Babbacombe coastline and out to sea and inland over rural Shaldon towards Combeinteignhead. Radiator. Double doors to built in wardrobes. Door to...

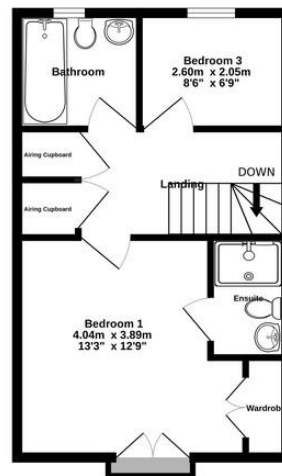
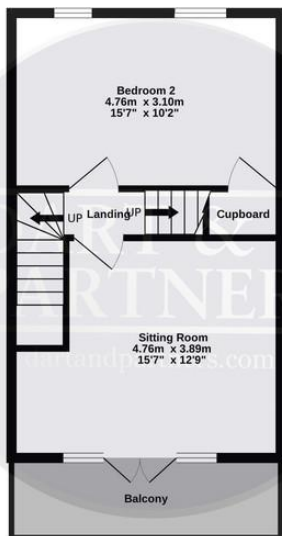
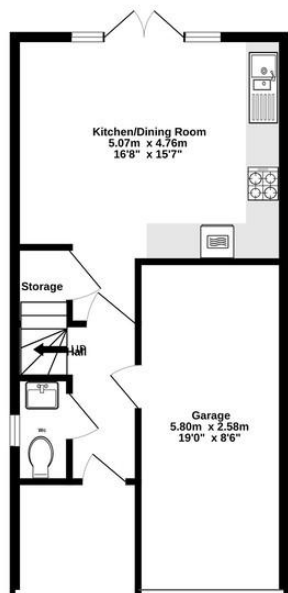
EN-SUITE SHOWER ROOM

Modern white suite comprising tiled shower enclosure with sliding glazed door and screen, fitted shower, recessed spotlighting, fitted extractor, WC with concealed plumbing, wall hung wash hand basin, ladder style towel rail/radiator, shaver socket, display shelving, part tiled walls.

BEDROOM THREE

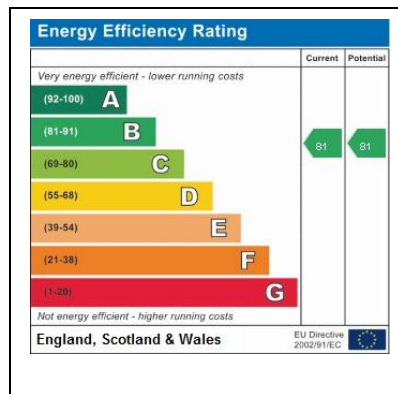
uPVC double glazed window overlooking the rear aspect, radiator.





TOTAL FLOOR AREA : 121.3 sq.m. (1306 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FAMILY BATHROOM

Double ended bath with central mixer tap, fitted shower, glazed shower screen, WC with concealed plumbing, wall hung wash hand basin, ladder style towel rail/radiator, part tiled walls, uPVC obscure double glazed window, recessed spotlighting, fitted extractor, quarry tiled flooring.

OUTSIDE

To the front of the property is a double driveway providing **OFF ROAD PARKING** and leading to the **ATTACHED GARAGE**, and to the rear of the property, accessed from the kitchen dining room is a fully enclosed low maintenance garden with attractive paved patio. Area of artificial lawn divided by steps rising to a raised area of composite sun deck. The gardens are designed with ease of maintenance in mind and are ideal for those with young children and/or pets. Gated access to a pedestrian side pathway.

GARAGE

With metal up and over door, power and lighting, water supply. To the rear of the garage there is plumbing for a washing machine and further appliance space.

MATERIAL INFORMATION - Subject to legal verification

Freehold
Council Tax Band D



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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