



- DETACHED GENTLEMEN'S RESIDENCE BUILT CIRCA 1826
- CLOSE TO TOWN CENTRE, SEAFRONT & MAINLINE RAILWAY STATION
- TWO GROUND FLOOR RECEPTION ROOMS, KITCHEN
- FIRST FLOOR LOUNGE WITH SEA VIEWS
- FIRST FLOOR BEDROOM & BATHROOM
- THREE SECOND FLOOR BEDROOMS
- MASTER WITH EN-SUITE SHOWER/DRESSING ROOM
- REAR COURTYARD WITH UTILITY ROOM
- LEVEL WALLED FRONT GARDEN, PARKING FOR 3 / 4 VEHICLES

Exeter Street, Teignmouth, Devon TQ14 8JW Guide Price £585,000

A detached gentlemen's residence, tucked behind a walled garden with convenient access to Teignmouth town centre, seafront and beaches and just a short walk from Teignmouth's main line railway station. Constructed in late Regency style with a bow fronted elevation providing elegant and spacious accommodation, built circa 1826, the property has undergone extensive improvement and refurbishment and is offered in immaculate order both internally and externally.



Property Description

A detached period house of character, tucked behind a walled garden with convenient access to Teignmouth town centre, seafront and beaches and just a short walk from Teignmouth's main line railway station. Clarina Cottage is a most attractive early 19th century detached gentlemen's residence constructed in late Regency style with a bow fronted elevation providing elegant and spacious accommodation, built circa 1826, the property has undergone extensive improvement and refurbishment and is offered in immaculate order both internally and externally, occupying a convenient situation within close proximity to the town centre, seafront and beaches. Clarina Cottage stands in a level walled garden with rendered wall fronting Exeter Street, there is extensive off road parking for ¾ vehicles and attractive mature level gardens.

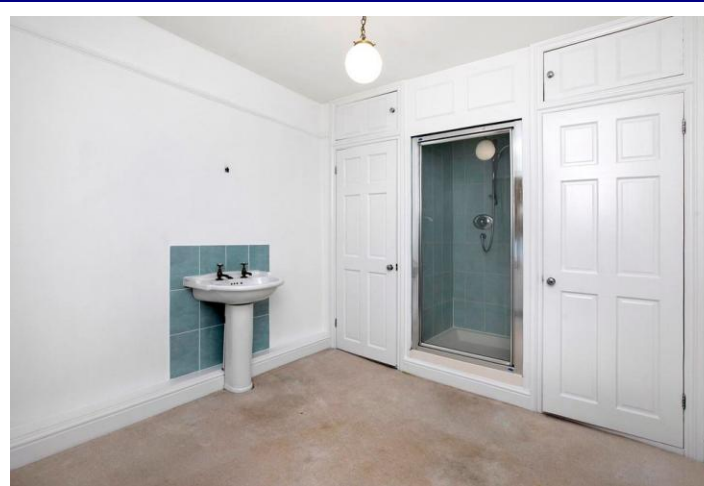
Multi paned obscure glazed entrance door into.... **RECEPTION/DINING HALL** Radiator, uPVC double glazed French patio doors to the courtyard. Karndean flooring which extends into both reception rooms. Original period window with secondary double glazing, understairs storage area. Access through to....

SITTING ROOM Original period bow fronted multi glazed window, double glazed doors to garden, radiator, feature arch doorway through to....

KITCHEN Wooden fronted cupboard and drawer base units under laminate worksurfaces, tiled splashback, secondary double glazed window overlooking rear courtyard, one and a half bowl sink unit with mixer tap over, Neff induction hob with concealed extractor hood over, corresponding eye level units, cupboard housing factory lagged hot water cylinder, under-counter appliance spaces, fitted Neff double oven. Original period window overlooking front garden with deep tiled sill.

COURTYARD Paved enclosed courtyard with door to an external **UTILITY/BOILER ROOM** with wall hung Valiant gas combination boiler providing domestic hot water and central heating throughout the property, plumbing for washing machine, further appliance space.





Feature "U-turn" staircase with wooden balustrading rising to....

SPACIOUS LANDING AREA Multi paned windows with secondary glazing, radiator, stairs to upper floor, doors to....

FIRST FLOOR RECEPTION An elegant original period south facing bow fronted window, fireplace with stone fire surround and mantle over, recessed inset multi fuel burner, three radiators, wall light points, ceiling rose, further multi paned south facing window which is secondary glazed. Picture rail.

BEDROOM uPVC double glazed window overlooking courtyard, radiator, picture rail, feature cornice.



FAMILY BATHROOM Slipper style rolled edge ball and claw foot bath, pedestal wash hand basin, low level WC, tiling to dado height, radiator, picture rail, feature window with secondary glazing, tiled floor.

From first floor landing, stairs rising to....

UPPER FLOOR Window with secondary glazing overlooking the front aspect, enjoying far reaching sea views. Doors to....

BEDROOM 1 Original period bow window with appealing south facing views over the enclosed garden across nearby properties, St James's church the pier and out to sea. Picture rail, radiator, door to....

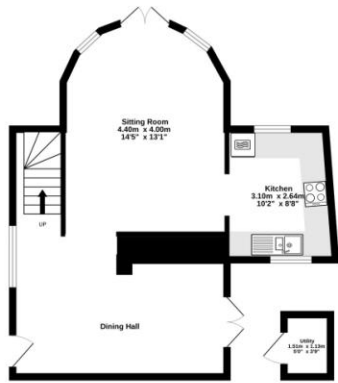


EN SUITE SHOWER ROOM/DRESSING ROOM Multi paned secondary glazed window with views similar to bedroom, radiator, pedestal wash hand basin, tiled shower enclosure, glazed door/screen, range of fitted wardrobes and storage with hanging rail and shelving.

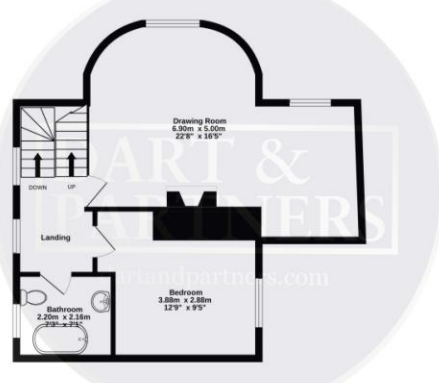
BEDROOM uPVC double glazed window to side aspect, radiator, pedestal wash hand basin.

BEDROOM Original window with secondary glazing, radiator, pedestal wash hand basin, hatch and access to loft space.

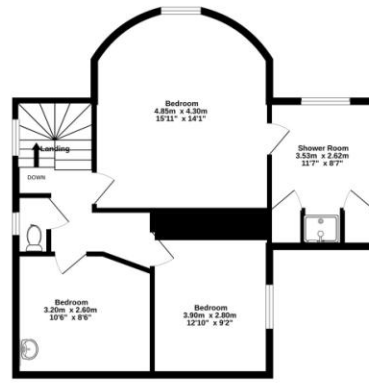
Ground Floor
48.2 sq.m. (519 sq.ft.) approx.



1st Floor
49.6 sq.m. (534 sq.ft.) approx.



2nd Floor
56.4 sq.m. (607 sq.ft.) approx.



TOTAL FLOOR AREA : 154.2 sq.m. (1660 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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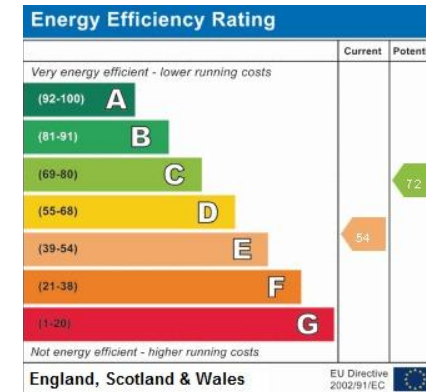


CLOAKROOM Walls tiled to dado height, low level WC, multi paned window overlooking the side aspect.

OUTSIDE The property is screened from the road by a rendered stone wall through double gated access leading to an extensive parking for 3/4 vehicles with well tended seduced gardens with natural stone walls on all boundaries, level lawn and small Bradstone retaining walls with inset flower beds, well stocked with mature shrubs and evergreens and ground covering plants. Wall mounted external coach lamp.

MATERIAL INFORMATION - Subject to legal verification

Freehold
Council Tax Band E



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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 are 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