



- A SUPERBLY POSITIONED REVERSE LEVEL PROPERTY WITH PANORAMIC VIEWS
- LOUNGE DINING ROOM WITH SEA, RIVER, AND RURAL VIEWS, ACCESS ONTO SUN TERRACE
- KITCHEN BREAKFAST ROOM
- GROUND FLOOR BEDROOM, SHOWER ROOM AND STUDY/OFFICE
- TWO FIRST FLOOR BEDROOMS, ONE WITH EN-SUITE SHOWER ROOM
- FAMILY BATHROOM
- FRONT AND REAR GARDENS
- PARKING AND DOUBLE GARAGE

## Maudlin Drive, Teignmouth, TQ14 8SB

£550,000

A superbly positioned reverse level family home with panoramic south facing views across Teignmouth taking in Teignmouth's back beach, the river Teign estuary, the Ness, along the Babbacombe coastline and out to sea, heading inland along the Teign towards Dartmoor. Situated in a highly desirable residential location, this detached family home briefly comprises; south facing lounge dining room with enclosed sun terrace, kitchen breakfast room, ground floor shower room, bedroom and study, two first floor bedrooms with en-suite shower room to the main bedroom, family bathroom, integral double garage, front and rear gardens, off road parking, wonderful south facing views.





## Property Description

uPVC double glazed storm porch leading to a uPVC obscure double glazed entrance door with obscure double glazed side panel into a...

### ENTRANCE VESTIBULE

Obscure glazed sliding door and side screen leading to the...

### ENTRANCE HALLWAY

Stairs rising to upper floor, radiator. Doors to...

### GROUND FLOOR BEDROOM

With uPVC double glazed window overlooking the front aspect with views through neighbouring properties across Teignmouth taking in the Ness, the Babbacombe coastline and out to sea. Radiator.

### STUDY/OFFICE/BEDROOM FOUR

uPVC double glazed window to side aspect, radiator.

### GROUND FLOOR SHOWER ROOM

Tiled shower cubicle with glazed door/screen, fitted Mira shower, radiator, wall hung wash hand basin with tiled splash backs, low level WC, uPVC obscure double glazed window.

From the entrance hallway, courtesy door through to GARAGE.

Stairs rising to the...

### RECEPTION/LANDING

Radiator, hatch and access to loft space. Doors to...

### LOUNGE/DINING ROOM

With two uPVC double glazed windows overlooking the side aspect with views in a westerly direction over open farmland heading inland towards Dartmoor, three radiators, feature fireplace with inset electric remote controlled fire, uPVC double glazed picture window with panoramic views across Teignmouth town, taking in Teignmouth's back beach, the river Teign estuary, Shaldon and rolling hills beyond, the Ness, along the Babbacombe coastline and out to sea,







heading inland along the river Teign estuary towards Dartmoor. uPVC double glazed French patio doors with sea views and giving access to an enclosed SUN TERRACE/BALCONY. From the lounge/dining room, door to kitchen/breakfast room.

#### SUN TERRACE/BALCONY

Enjoying the superb south facing sea, coastal, river and rural views, enclosed by wrought iron balustrading with fitted electronic awning.

#### KITCHEN/BREAKFAST ROOM

Also accessed via the hallway. Range of cathedral style cupboard and drawer base units under laminate rolled edge work surfaces, plumbing for washing machine and dishwasher, single drainer stainless steel sink unit with mixer tap over, further appliance spaces, radiator, space for table and chairs, corresponding eye level units with corner display shelving, concealed extractor hood, brushed chrome fitted electric oven and four ring gas hob. Door to larder. Dual aspect with uPVC double glazed window to side with far reaching sea views, uPVC double glazed window overlooking the sun terrace and enjoying the aforementioned south facing views.



#### MAIN BEDROOM

uPVC double glazed window to rear overlooking the gardens, radiator. Door to...

#### EN-SUITE SHOWER ROOM

Part tiled walls, corner shower cubicle with fitted Mira Sprint shower, glazed sliding door/screen, WC with concealed plumbing, wash hand basin set into vanity unit, radiator, uPVC obscure double glazed window, fitted mirror with pelmet lighting and shelving.

#### BEDROOM

uPVC double glazed window to side aspect enjoying river and rural views, radiator.

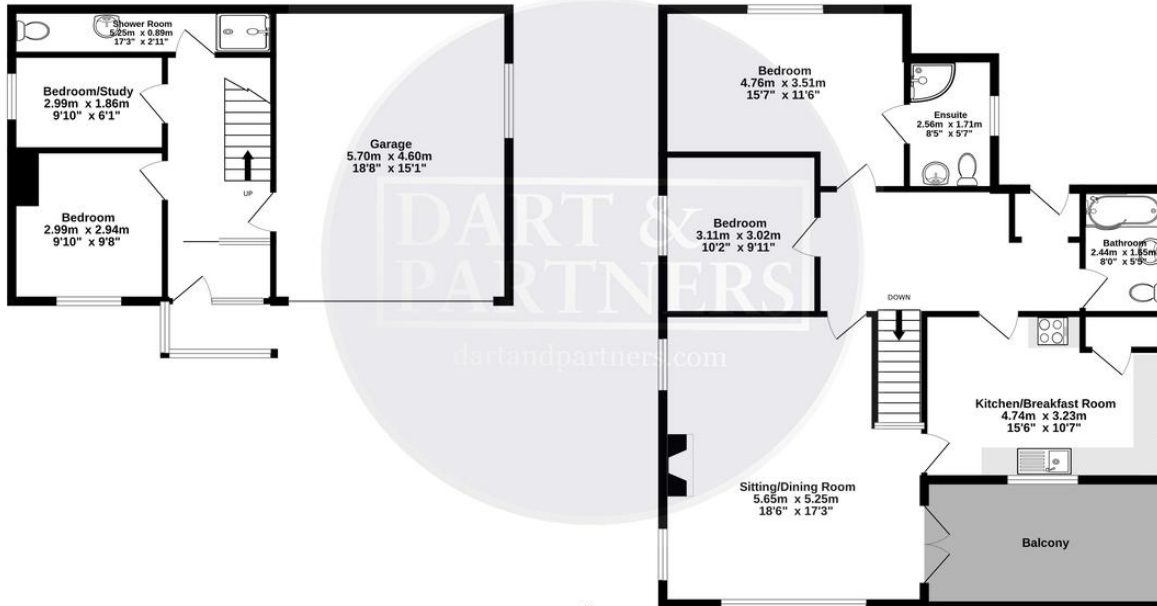
#### BATHROOM

Part tiled walls, obscure uPVC double glazed window, P-shaped shower bath with curved glazed shower screen, fitted



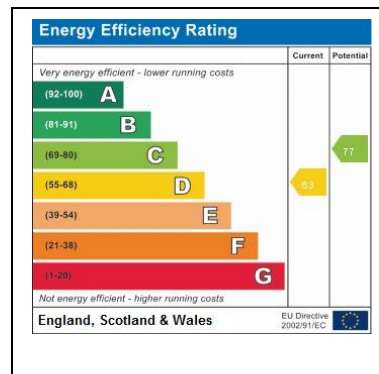
Ground Floor  
57.0 sq.m. (613 sq.ft.) approx.

1st Floor  
88.6 sq.m. (954 sq.ft.) approx.



TOTAL FLOOR AREA : 145.6 sq.m. (1567 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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shower, low level WC with concealed plumbing, wash hand basin set into vanity unit, radiator.

Feature arch to...

### REAR PORCH

With uPVC double glazed door leading to the rear gardens.

### OUTSIDE

To the front the property is accessed across a tarmac driveway providing OFF ROAD PARKING and leading to the INTEGRAL DOUBLE GARAGE. The front gardens have been designed with ease of maintenance in mind with raised retained well stocked flower beds and circular gravel bed with brick borders. Gated access to both sides of the property, one to a side passage and a one leading to the rear gardens. To the rear is a tiered garden with a paved patio/seating area offering a high degree of privacy/seclusion. Outside water tap. uPVC double glazed door to a GARDEN STORE. Steps lead to a terraced garden with steps dividing raised shrub/gravel beds to an upper enclosed and paved terrace with commanding panoramic south facing views.

### DOUBLE GARAGE

Electronically operated roller door. Power and light. Window to side passage. Wall hung Ideal gas boiler providing the domestic hot water supply and gas central heating throughout the property.

MATERIAL INFORMATION - Subject to legal verification

Freehold

Council Tax Band E



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