



- SUBSTANTIAL DETACHED FAMILY HOME
- SITUATED IN THE EVER-POPULAR LOVELL HOMES DEVELOPMENT
- VERSATILE AND FLEXIBLE ACCOMMODATION
- FIVE BEDROOM FAMILY HOME OR TWO SEPARATE UNITS
- LOVELY SEA, RIVER AND RURAL VIEWS
- PARKING AND GARAGE
- SECLUDED GARDENS TO REAR ENJOYING VIEWS

Coombe View, Teignmouth, TQ14 9UY

Guide Price £350,000

Opportunity to purchase a detached family home on the ever popular Lovell Homes development in close proximity to the Coombe Valley nature reserve. The property is a "one off" with versatile accommodation over two levels. The versatile accommodation lends itself to numerous configurations being a five bedroom family home, two separate units providing home and income or multi-generational living. The property also benefits from parking, garage, gardens and lovely sea, river and rural views.



Property Description

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Recessed and canopied entrance to an obscure uPVC double glazed entrance door into...

ENTRANCE HALLWAY

L-shaped hallway with radiator, hatch and access to loft space, door to cloaks cupboard with fitted shelving, door to airing cupboard with factory lagged hot water cylinder and slatted shelving. Doors to...

SITTING ROOM/LOUNGE DINER

uPVC double glazed square bay window overlooking the front aspect and approach, radiator, feature fireplace with inset electric coal effect fire.

KITCHEN

Modern fitted kitchen with range of high gloss cupboard and drawer base units under laminate rolled edge work surfaces with tiled splash backs, space for range cooker, space for upright fridge freezer, plumbing for dishwasher, one and a half bowl Lamona drainer sink unit with mixer tap over, recessed shelving, wine rack, corresponding eye level units, chimney style extractor hood, uPVC double glazed window and door with outlook and access to the side conservatory/utility.





BEDROOM ONE

Dado rail, radiator, uPVC double glazed window overlooking the rear gardens and extending over neighbouring properties with superb views into the river Teign estuary taking in Shaldon, the Ness and out to sea and heading inland over open farmland. Double doors to built in wardrobes with hanging rail and fitted shelving.

BEDROOM TWO

uPVC double glazed window enjoying similar views to bedroom one, radiator, door to built in wardrobe.



Squared arch through to...

CONSERVATORY/EXTENSION TO BEDROOM

Of uPVC construction and benefitting from the superb estuary, sea and rural views.

BEDROOM THREE

uPVC double glazed window overlooking the front aspect and driveway, radiator, door to built in wardrobe with hanging rail and fitted shelving.

FAMILY BATHROOM

Part tiled walls, suite comprising panelled handled bath with mixer tap shower attachment over, low level WC, pedestal wash hand basin, radiator, shaver socket, uPVC obscure double glazed window.



From the kitchen there is access to a...

LARGE PORCH/UTILITY

Vaulted ceiling, windows and doors with access and overlooking the gardens, enjoying the aforementioned views. Plumbing for washing machine, additional appliance spaces, work bench, courtesy door through to garage.

GARAGE

With metal up and over door, power and lighting, wall hung Ideal Logic Plus gas boiler providing the domestic hot water supply and gas central heating throughout the property.

Door accessing garden level accommodation.

To the rear of the property there is a uPVC obscure double glazed door into the...

LOWER FLOOR ACCOMMODATION

ENTRANCE HALLWAY

With window overlooking the gardens. Doors to...

UTILITY/KITCHENETTE

Window with obscure secondary glazing to side aspect, base units under rolled edge counter tops, tiled splash backs, corresponding wall units, appliance spaces, single drainer stainless steel sink unit with mixer tap over.

INNER HALLWAY

Leading to...

BATHROOM

Part tiled walls, suite comprising pedestal wash hand basin, low level WC, panelled handled bath, mixer tap and shower attachment over, fitted extractor, obscure glazed window, radiator, wall hung Dimplex heater.

BEDROOM

Radiator, high level obscure uPVC double glazed window, wall hung electric heater. Inter-connecting door through to...

BEDROOM

High level windows, recessed spotlighting.

SHOWER ROOM

Tiled shower cubicle with fitted Triton shower.

CLOAKROOM

Tiled walls, WC, wall hung corner wash hand basin.

WORKSHOP/STORE

Also accessed from the garage and bedroom. Power and lighting, radiator.

OUTSIDE

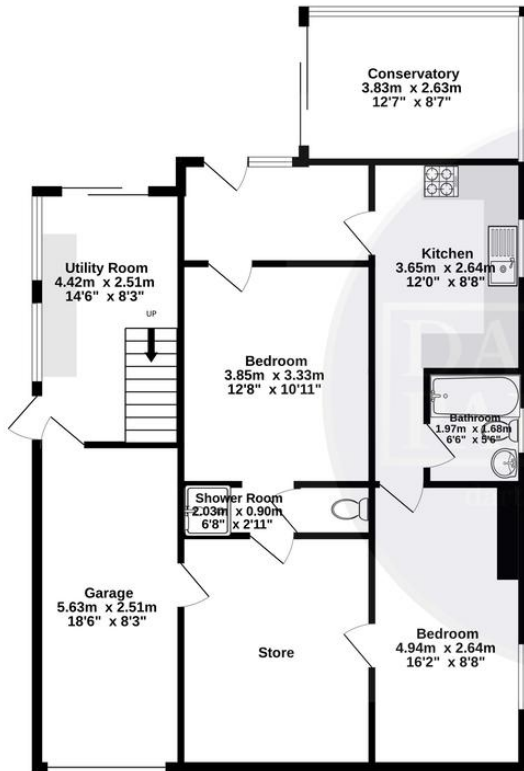
The property is approached over a tarmac DRIVEWAY leading to the ATTACHED GARAGE and providing off road parking. In addition to the driveway there is a double width gravelled PARKING AREA with attractive walled surround, From the drive there is a paved pathway and gated access to the side garden with outside water tap and a covered bin storage area. From the drive a brick pathway extends the width of the property, leading to the main entrance, and an additional gated access to the enclosed rear gardens. The rear gardens are accessed via the side porch/utility with independent access through to the lower floor. The gardens are predominantly lawned and level, enjoying superb views extending from Haldon moor across Teignmouth into the river Teign estuary taking in Shaldon, the Ness and out to sea and rolling hills heading inland. Split level paved patio/seating area, conservatory and paved side garden with garden shed. The rear gardens enjoy the passage of the sun throughout the day with areas offering a high degree of privacy and seclusion whilst enjoying the delightful river, sea and rural views.

MATERIAL INFORMATION - Subject to legal verification

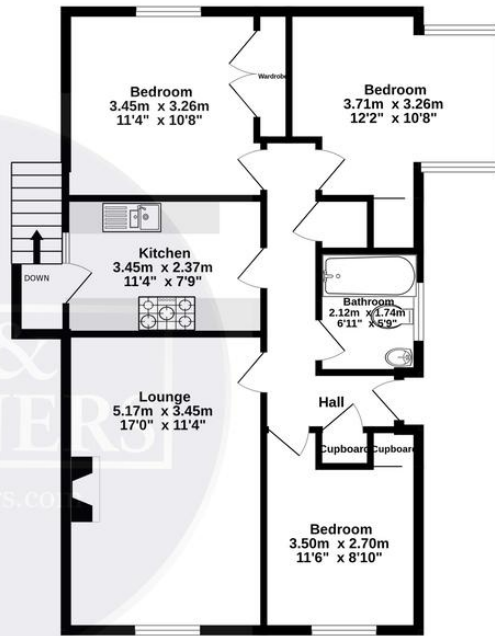
Freehold
Council Tax Band D



Lower Ground Floor
97.8 sq.m. (1053 sq.ft.) approx.



Ground Floor
71.5 sq.m. (770 sq.ft.) approx.



TOTAL FLOOR AREA : 169.3 sq.m. (1822 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	36	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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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