



- AN EXTENDED DETACHED DORMER BUNGALOW WITH GOOD SEA VIEWS
- SITTING ROOM WITH LOG BURNER AND SEPARATE DINING ROOM OPENING TO BALCONY
- KITCHEN/BREAKFAST ROOM, FAMILY BATHROOM AND G/F BEDROOM
- INFORMAL ANNEXE HAVING BEDROOM WITH SHOWER, LOUNGE WITH KITCHETTE AND WC
- TWO FIRST FLOOR BEDROOMS AND A MODERN SHOWER ROOM
- UNDER HOUSE GARDEN ROOM AND CELLAR/STORAGE ROOMS
- DRIVEWAY PARKING AND LARGE GARAGE
- BEAUTIFUL MATURE AND WELL STOCKED GARDENS

Brookfield Drive, Teignmouth, TQ14 8QQ

£675,000

A substantial detached dormer bungalow with good sea views set in a "tucked away" position within a mile of Teignmouth's town centre and promenade. Sitting room with feature fireplace and log burner, dining room opening to balcony and kitchen/breakfast room. Large entrance level bedroom and family bathroom. Annexe with lounge/kitchenette, bedroom with shower and WC. Two good sized first floor bedrooms and a shower room. Under house garden room and cellar/store spaces. Double garage with electric door, driveway parking and lovely mature gardens.



Property Description

DESCRIPTION

Paradise View is an attractive, detached, extended dormer bungalow with versatile accommodation and with part of the accommodation being set out as an informal annexe. At entrance level there is an entrance hall and a good sized dual aspect sitting room having a feature fireplace with marble surround and log burner. There is a spacious separate dining room, which opens to an external terrace/balcony giving a good sense of inside/outside living, as well as a well equipped kitchen/breakfast room. Also at ground floor level there is a family bathroom and a spacious bedroom. The part of the ground floor loosely arranged as an annexe comprises a hallway with a WC leading off, a spacious bedroom with shower and wash hand basin and a lounge/dining area with kitchenette. To the first floor there are two good sized bedrooms, both of which enjoy tremendous views across parts of the town towards the sea, as well as a modern shower room. In addition there is a large attached garage with an electric "roll up" door and an under house garden room, being a versatile space housing the central heating boiler. In addition there are further cellar rooms and storage spaces. A driveway provides ample parking and the gardens at Paradise View are a particular delight, being mature and set out on various levels with a wonderful array of shrubs, trees and flowering plants, and with the side gardens adjoining a babbling brook.

LOCATION

Paradise View is well set in a "tucked away" position, being part of a small cul de sac leading off Woodway Road and being set just under 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 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.

To the front of the property there is an appealing entrance area and an entrance canopy with an outside light. A feature brickwork step leads to the uPVC opaque double glazed and leaded light entrance door which open to the....

RECEPTION HALL

A welcoming space with oak flooring, stairs with a pine balustrade rise to the first floor and there are white wood grain effect doors opening to the principal entrance level rooms. Additionally double doors open to a linen cupboard with shelving.

SITTING ROOM

An attractive dual aspect room with rear and side facing uPVC double glazed windows overlooking the gardens, a double radiator and timber effect laminate flooring. Coving to ceiling, wall lights and there is a feature

fireplace with an ornate marble surround, a mantle over and a raised tiled hearth upon which there is a large log burning stove.

KITCHEN/BREAKFAST ROOM

A good sized room with a front facing uPVC double glazed window overlooking the approach, a side facing uPVC double glazed window and a side facing uPVC opaque double glazed door opening to a pathway at the side of the property. The kitchen is well equipped and fitted with a comprehensive range of floor and wall mounted units with cream coloured cupboard door and drawer fronts and extensive areas of both Corian-style and oak block work surface with matching surrounds. There is an under mounted, stainless steel sink unit with mixer set and integrated appliances include a four-ring Siemens gas hob with filter over, a built in Siemens oven and a built in fridge. There are also built in display cabinets, along with space and plumbing for a dishwasher. There is a feature unit with cupboards and open oak block display shelves as well as a double radiator, a strip light and coving to the ceiling. Also within the kitchen there is a recessed airing cupboard having slatted shelving and housing the factory lagged hot water cylinder.

DINING ROOM

Another good space, idea for entertaining and having a uPVC double glazed window overlooking the terrace/balcony at the rear of the property. A uPVC double glazed door opens to the terrace/balcony and overlooks the mature gardens. Double radiator and wall lights.

ENTRANCE LEVEL BEDROOM

Having a uPVC double glazed window overlooking the mature gardens. Double radiator and wall lights.

FAMILY BATHROOM

Set at entrance level with a uPVC opaque double glazed window and a three piece suite comprising a panel bath with attached shower screen and electric shower over, a pedestal wash hand basin with large medicine cabinet above and a WC. Wall mounted electric blow heater and radiator.

INNER HALLWAY

With a radiator and door opening to the rooms of the annex.

Part of the ground floor is arranged as an informal ANNEXE with rooms to follow...

GROUNF FLOOR BEDROOM

With a side facing uPVC double glazed window overlooking the mature garden, double radiator and wall lights. A sliding door opens to a recessed shelved cupboard/wardrobe. There is a shower cubicle set within the room with a wall mounted electric shower and a pedestal wash hand basin with tiled surround beside.

ANNEXE LOUNGE/KITCHEN

With a side facing uPVC double glazed window overlooking attractive woodland set above the brook. Within this space there is a kitchenette with floor and wall mounted cupboards having oak doors and an area of work surface, set out on two levels, as well as a single drainer stainless steel sink unit with tiled surrounds. A uPVC double glazed window overlooks the approach and there are spotlights to the ceiling. There is also a European satellite connection.

WC

With a pedestal wash hand basin with tiled surround, cabinet over with open shelves and mirror and a WC. Side facing uPVC opaque double glazed window.

FIRST FLOOR LANDING/STUDY

A good space with ample space for a desk/office furniture and a radiator. A uPVC double glazed window takes in tremendous views across treetops towards parts of Teignmouth, a local coastal landmark known as The Ness and across Labrador Bay towards Babbacombe, the Orestone and out to sea. Woodgrain effect doors open to the principal upper floor rooms.

PRINCIPAL BEDROOM

A lovely room with a large uPVC double glazed window taking in good coastal views similar to those described. Radiator, access to eaves storage space and wall lights.

FIRST FLOOR BEDROOM TWO

A dual aspect room with a uPVC double glazed window also taking in tremendous coastal views as described and a side facing uPVC double glazed window has views over the side aspect. Access to eaves storage space and two radiators.

FIRST FLOOR SHOWER ROOM

With a uPVC opaque double glazed window and a modern three piece suite comprising a tiled shower cubicle with electric shower, unit with contemporary style wash hand basin with cupboard and drawer below, tiled surround and shaver light over, WC, double radiator, extractor fan, wall mounted electric heater.

OUTSIDE

To the front of the property double timber gates open to the driveway, which curves towards the front of the property and the entrance area providing AMPLE PARKING. Set on either side of the driveway there are mature front gardens, well stocked with a good array of shrubs and flowering plants to include arum lilies, an acer, fir trees and fuchsias. There is a paved pathway that leads around the side of the property and an

outside water tap. An electric roll up door opens to the good sized GARAGE, which adjoins the side of the property. Within the garage a ladder gives access to eaves storage space with a light, there are recessed strip lights, wall mounted cabinets, power and light, as well as a door opening to the pathway at the rear. Adjoining the paved pathway that leads to the rear of the property, there are mature gardens with well stocked areas of bedding and a high natural border with various shrubs and specimen trees. Outside to the rear of the property, immediately behind the house, there is the raised terrace/balcony, a good sized space enclosed by a cast iron balustrade and a gate with a mature wisteria and an antique style coach lamp beside. The beautifully stocked back gardens are laid to various areas of well stocked bedding and there are a tremendous array of trees and plants to include an apple tree, a cherry and a plum tree, along with mature palms and hydrangeas etc. An area of the garden is laid to artificial lawn and stone chippings with a meandering pathway leading through, and there is an under cover store area set beneath the balcony. The gardens extend to a particularly delightful space at the side adjoining a brook. Steps descend to a lower area adjoining the brook where there is a particularly good sized external shed/store with multiple glazed panels and timber flooring. There is also a large greenhouse set within the lower grounds and a pathway set above the brook gives access to a door opens to the: LOWER GROUND FLOOR GARDEN ROOM, A versatile space that could suit a variety of purposes with a uPVC double glazed window overlooking the gardens and the wall mounted boiler supplying central heating. From here a door opens to some useful CELLAR ROOMS providing good dry storage. Also at the side of the property, two further doors open to additional UNDER HOUSE STORAGE SPACES.



Lower Ground Floor
29.9 sq.m. (297 sq.ft.) approx.

Ground Floor
138.9 sq.m. (1467 sq.ft.) approx.

1st Floor
63.8 sq.m. (684 sq.ft.) approx.



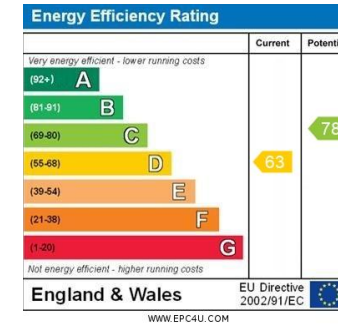
TOTAL FLOOR AREA : 238.8 sq.m. (2571 sq.ft.) approx.

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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MATERIAL INFORMATION - Subject to legal verification

Freehold
Council Tax Band E



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