



- AN IMPRESSIVE DETACHED PROPERTY IN HIGHLY DESIRABLE EAST TEIGNMOUTH LOCATION
- ENVIABLE SEA AND COASTAL VIEWS
- ENTRANCE HALLWAY, GROUND FLOOR WC
- OPEN PLAN LOUNGE DINING ROOM, CONSERVATORY/SUN ROOM
- KITCHEN, UTILITY AND ADDITIONAL VERSATILE ROOM/OFFICE ETC
- FOUR BEDROOMS, ONE EN-SUITE, MODERN SHOWER ROOM
- GARDENS WITH PATIO/SEATING AREAS AND LAWN
- GARAGE AND PARKING

## Cliff Road, Teignmouth, TQ14 8TW

Guide Price £575,000

An impressive detached family residence offered for sale for the first time in forty years, situated in a prestigious and highly sought after location Cliff Road. With nearby access to a footpath that meanders through fields and parkland towards the town through Mules Park and Cliff Walk. Being set around a mile from the town centre and promenade and with enviable sea and coastal views, the accommodation comprises; entrance hallway, ground floor WC, open plan lounge dining room, conservatory/sun room, kitchen, utility, additional versatile room/office, four bedrooms (one en-suite), shower room, gardens with sun terrace, patio/seating areas and lawns, garage and parking.



## Property Description

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.

Canopied entrance with courtesy lighting, obscure glazed entrance door through to the...



### ENTRANCE HALLWAY

Radiator, double doors to a cloaks cupboard, hatch to useful under stairs storage. Stairs rising to the first floor. Doors to...

### GROUND FLOOR CLOAKROOM

uPVC obscure double glazed window, radiator, low level WC, wash hand basin set into high gloss vanity unit with tiled splash backs.



## RECEPTION ROOM

Access via a multi-paned door to a delightful free flowing reception area with LOUNGE DINING ROOM and access through to the CONSERVATORY. LOUNGE with York stone fireplace with corresponding hearth and wooden mantle over and inset fire cradle and coal effect gas fire with display shelving to either side, uPVC double glazed French patio doors overlooking the front garden/terrace with far reaching sea view. Radiator. Feature arch through to DINING AREA with radiator, hatch through to kitchen, double glazed sliding patio doors leading through to the conservatory.

## CONSERVATORY

A Victorian style conservatory of brick and timber construction. Tiled flooring, windows with outlook and access via French patio doors onto enclosed level patio and gardens.

## KITCHEN

Range of cathedral style cupboard and drawer base units under rolled edge work surfaces, double drainer sink unit, space for cooker, space for upright fridge freezer, corresponding eye level units with under counter lighting, fitted extractor, uPVC double glazed window overlooking the rear gardens, recessed shelving. Door through to...

## UTILITY ROOM

Counter top, eye level units, appliance spaces, plumbing for washing machine and dishwasher, wall hung Worcester gas boiler providing the domestic hot water supply and gas central heating throughout the property. Stable doors giving access to the rear patio and garden. Door through to...

### ADDITIONAL VERSATILE ROOM

A versatile and multi-purpose room providing additional reception/office/study/playroom with uPVC double glazed window overlooking the front aspect and approach (with limited head room).

Stairs rising to the...

### FIRST FLOOR LANDING

A spacious landing with hatch and access to part boarded loft space with loft ladder. Doors to deep walk-in store room. Doors to...

### BEDROOM ONE

uPVC double glazed window with superb sea and coastal views across neighbouring properties taking in Exmouth, along the Jurassic coastline and out to sea. Radiator. Door to en-suite.

### EN-SUITE SHOWER ROOM

Shower enclosure with sliding glazed door and screen, dual function shower, pedestal wash hand basin, WC, part tiled walls, uPVC obscure double glazed window, radiator, shaver light and socket.

### BEDROOM TWO

uPVC double glazed window enjoying the breathtaking sea and coastal views. Radiator.

### BEDROOM THREE

uPVC double glazed window overlooking the enclosed rear gardens. Radiator, double doors to built in wardrobe with hanging rail and fitted shelving.

### BEDROOM FOUR

uPVC double glazed window with the commanding coastal and sea views. Radiator, door to built in wardrobe.

### MODERN FITTED SHOWER ROOM

Shower enclosure with glazed shower screen and drying area with fitted shower, recessed spotlighting, ladder style towel rail/radiator, obscure uPVC double glazed window, WC with concealed plumbing, wash hand basin set into vanity unit, illuminated mirror.

### OUTSIDE

Xanadu is approached over a tarmac driveway providing tandem OFF ROAD PARKING and leading to the INTEGRAL GARAGE. There is additional parking to the front of the property. Gated access leading to the rear gardens. Steps to the main entrance and a pathway extending to a paved sun terrace with attractive stainless steel and glass balustrading, accessed via the main reception and overlooking a low maintenance Mediterranean style garden. Paved patio/seating area with well stocked flower and gravel bed borders and Torbay palm. The garden to front and rear enjoy the passage of the sun throughout the day. A paved pathway with gated access leads to the rear garden. Useful covered passageway/storage area. The gardens to the rear, accessed via the conservatory and utility lead to a paved patio. External water supply. Bricked seating and barbecue area. From the patios there is access to a level and formal lawn with further paved patio and an area of raised deck. Timber garden shed. Interspersed mature shrubs, trees and evergreens.

### GARAGE

With metal up and over door. Power and lighting. Fitted shelving and workbench.

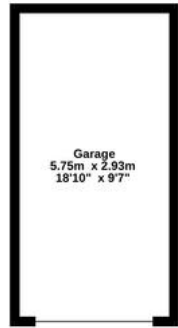
MATERIAL INFORMATION - Subject to legal verification

Freehold  
Council Tax Band F

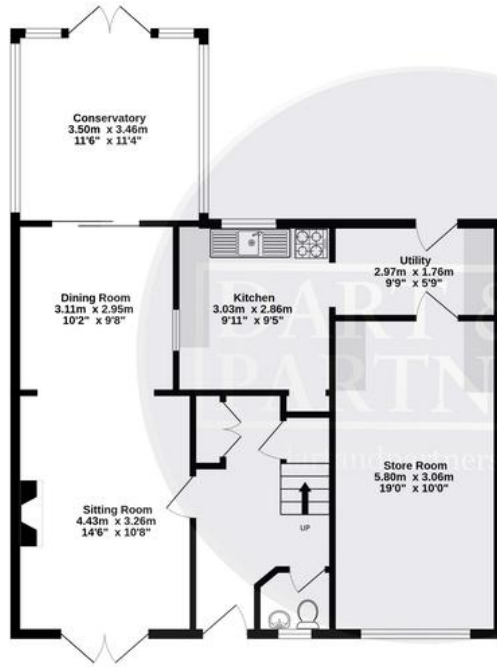
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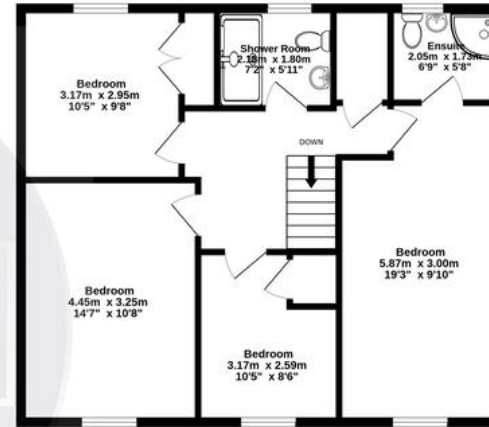
Garage  
16.8 sq.m. (181 sq.ft.) approx.



Ground Floor  
78.5 sq.m. (845 sq.ft.) approx.



1st Floor  
67.2 sq.m. (723 sq.ft.) approx.



**TOTAL FLOOR AREA : 162.5 sq.m. (1749 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+)	A	76
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & 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