



- WELL PRESENTED DETACHED EXECUTIVE STYLE FAMILY HOME
- SITUATED TOWARDS THE END OF A QUIET CUL DE SAC
- SPACIOUS SOUTH FACING LOUNGE
- FORMAL DINING ROOM, CONSERVATORY
- KITCHEN/BREAKFAST ROOM, UTILITY, CLOAKROOM
- FOUR BEDROOM WITH EN-SUITE TO MASTER, FAMILY BATHROOM
- FAR REACHING SEA AND COASTAL VIEWS
- FRONT AND REAR GARDENS, GARAGE AND PARKING

**Abbey Close, Teignmouth, TQ14 8FB**

**£550,000**

An opportunity to purchase a detached executive style family home situated on the popular Highgrove Park estate towards the end of a quiet cul de sac and offered in good decorative order both internally and externally. The accommodation briefly comprises a spacious south facing lounge, formal dining room, conservatory, cloakroom, kitchen/breakfast room and utility, and to the first floor there are four bedrooms (with an en-suite to the master), and a family bathroom. Far reaching sea and coastal views are enjoyed from the master bedroom. There are a front and rear gardens and an attached double garage.



## Property Description

Canopied entrance with courtesy lighting to a uPVC double glazed front entrance door into the entrance hallway.

### ENTRANCE HALLWAY

Radiator, stairs rising to first floor, door to useful understairs cupboard. Doors to...

### CLOAKROOM

Low level WC, pedestal wash hand basin, radiator, uPVC obscure double glazed window.

### LOUNGE

Dual aspect with uPVC double glazed window looking over the side aspect, uPVC double glazed bay window overlooking the front gardens and approach, two radiators, feature fireplace, feature arch with recessed lighting.

### DINING ROOM

Radiator, double glazed sliding patio doors giving access into the conservatory.

### CONSERVATORY

Victorian style conservatory of brick and uPVC construction with door giving access to and windows overlooking the rear gardens.

### KITCHEN/BREAKFAST ROOM

**BREAKFAST AREA:** Radiator, uPVC double glazed window overlooking the rear gardens, space for table and chairs. Open through to the kitchen area.

**KITCHEN:** Modern fitted kitchen with range of cupboard and drawer base units under laminate counter tops, integrated brushed chrome Smeg oven, corresponding four ring gas hob, ceramic one and a half bowl drainer sink unit with mixer tap over, plumbing for dishwasher, space for upright fridge freezer, attractive tiled splash backs, corresponding eye level units with chimney style extractor hood, glazed fronted display cabinets, uPVC double glazed window overlooking rear gardens. Arched doorway through to utility.





#### UTILITY ROOM

Radiator, base and eye level units to match the kitchen, laminate roll edge work surface, tiled splash backs, plumbing for washing machine, further under counter appliance space, Vaillant gas boiler providing the domestic hot water supply and gas central heating throughout the property, uPVC double glazed door giving access to side pathway.

Stairs rising to a first floor landing.

#### FIRST FLOOR LANDING

Radiator, hatch and access to loft space, uPVC double glazed window to side aspect with distant rural views. Door to airing cupboard with factory lagged hot water cylinder, slatted shelving over. Door to rooms.

#### BEDROOM ONE

Radiator, uPVC double glazed feature window enjoying views into the river Teign estuary taking in Shaldon, The Ness, along the Babbacombe coastline, Orestone and out to sea. Vaulted ceiling. Range of built in wardrobes with hanging rail, fitted shelving. Door to en-suite.

#### EN-SUITE SHOWER ROOM

Suite comprising pedestal wash hand basin, low level WC, shower cubicle with glazed sliding door and screen, fitted Mira shower, ladder style towel rail/radiator, fitted extractor, obscure uPVC double glazed window, shaver light and socket, tiled display shelving.

#### BEDROOM TWO

uPVC double glazed window overlooking the rear gardens, radiator, fitted wardrobes.

#### BEDROOM THREE

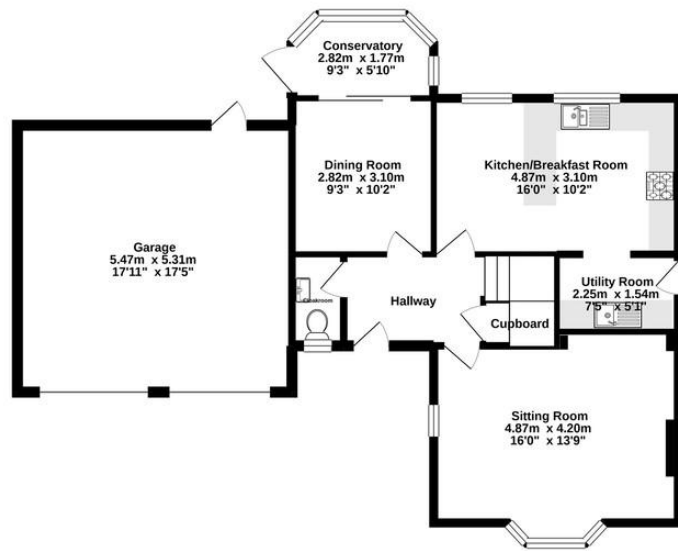
uPVC double glazed window overlooking rear gardens, radiator.

#### BEDROOM FOUR

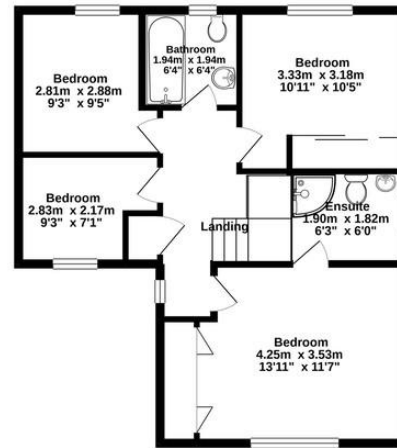
Radiator, uPVC double glazed window overlooking the front aspect enjoying the sea and coastal views.



Ground Floor  
88.7 sq.m. (954 sq.ft.) approx.

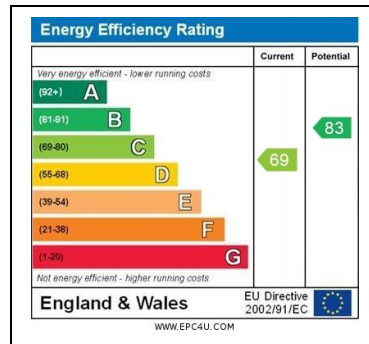


1st Floor  
56.3 sq.m. (606 sq.ft.) approx.



TOTAL FLOOR AREA : 144.9 sq.m. (1560 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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## FAMILY BATHROOM

Modern white suite with panelled handles bath with mixer tap shower attachment over, low level WC, pedestal wash hand basin, part tiled walls, fitted extractor, obscure uPVC double glazed window, towel rail/radiator, shaver light and socket, tiled display sill.

## OUTSIDE

The property is approached over a tarmac driveway providing **OFF ROAD PARKING** and leading to an attached **DOUBLE GARAGE** with twin metal up and over doors, courtesy door to rear. The front gardens are laid to lawn with inset flower and shrub beds, hexagonal paved seating area. Gated access to the rear gardens with a paved side pathway leading to the fully enclosed rear gardens, also can be accessed via the conservatory and utility. Terraced gardens, paved patio, outside water tap. Steps lead to further paved terraces with well stocked gravel and flower beds, enjoying the afternoon and evening sun.

MATERIAL INFORMATION - Subject to legal verification

Freehold  
Council Tax Band F



Teignmouth, 12 The Triangle,  
Teignmouth, Devon, TQ14 8AT

www.dartandpartners.com  
01626 772507  
property@dartandpartners.com

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