



- A FANTASTIC DETACHED EXECUTIVE-STYLE HOME
- SET IN A SELECT DEVELOPMENT AROUND HALF A MILE FROM THE TOWN AND PROMENADE
- RECEPTION HALL WITH GALLERIED LANDING, SITTING ROOM AND DINING ROOM
- KITCHEN WITH INTEGRATED APPLIANCES
- UTILITY ROOM, SNUG/SUN ROOM AND PRINCIPAL BEDROOM SUITE WITH LUXURY EN-SUITE BATHROOM
- THREE FURTHER DOUBLE BEDROOMS
- FAMILY BATHROOM WITH SAUNA
- LANDSCAPED GARDENS, GARAGE AND DRIVEWAY

Cliffden Close, Teignmouth, TQ14 8TU £795,000

A detached, executive-style residence set in an exclusive cul de sac, around half a mile from the town and promenade. Reception hall, sitting room, dining room, kitchen, snug/family room, utility, four bedrooms (en-suite to bedroom 1) and family bathroom. Landscaped gardens driveway and double garage.



Property Description

LOCATION

8 Cliffden Close is situated at the head of this select cul-de-sac and enjoys an enviable position adjoining park land. The property is set within half a mile from Teignmouth 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 bowls club close to the sea front. Teignmouth has several primary schools, along with a secondary school, 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.



DESCRIPTION

This detached property is set within an enviable development of select, executive-style homes, built by Barratt Homes in around 1990. The property has been maintained to an exceptional standard and has delightful accommodation throughout. There is a paved entrance terrace with canopy above and the entrance door opens to a fantastic reception hall with high vaulted ceiling and galleried landing above. The sitting room is a lovely space with bay window and feature fireplace and there is a separate dining room. The



kitchen is well appointed and has granite worksurfaces and the separate breakfast room/snug/sun room is particularly attractive and enjoys a conservatory style bay window. There is a separate utility room. To the first floor the principal bedroom suite has a luxury four-piece en-suite bathroom. There are three further double bedrooms and a family bathroom with sauna. Outside, the property has lovely terraced and landscaped gardens, comprising a large flagstone patio, mature areas of bedding and adjoins mature trees in adjacent park land. There is also an attached double garage with electric roller door and ample driveway parking.

A paved path leads from the front garden and driveway . There is an open entrance canopy with outside lighting and a uPVC opaque double glazed entrance door with side window opening into the...

RECEPTION HALL

A spacious reception hall with high vaulted ceilings and stairs with timber balustrade rising to the first floor galleried landing. Ornate dado rail, timber effect flooring, panel and glazed doors opening to the principal ground floor rooms. A panel door opens to a large under stairs cloaks cupboard with shelving, hanging rail and control for intruder alarm system.

DOWNSTAIRS SHOWER ROOM

Fully tiled and spacious room with obscured window to side of property. Fitted with a high quality white suite including full width vanity unit with integrated WC, wash hand basin, various storage, wall mounted mirror fronted cabinet, chrome ladder style towel radiator, corner shower enclosure with thermostatic mixer shower, recessed spotlight downlighters.

SUN ROOM/FAMILY ROOM

A fantastic, light room with conservatory style bay window looking to rear garden, uPVC French doors opening to rear gardens.

LOUNGE

A lovely size double aspect room with window to side of property, further walk-in bay window looking across the front garden and down the cul de sac of Cliffden Close. Integrated gas fire with polished limestone surround and hearth, ornate timber mantle over, wall mounted lighting, corresponding ceiling lights.

DINING ROOM

With window with aspect to the front of the property, accessed from both the hallway and through to the kitchen.

KITCHEN

Accessed from the dining room and hallway and of generous size, fully fitted with a range of high quality units to floor and eye level comprising a range of storage, attractive blue granite work surfaces incorporating a stainless steel sink with further half sink, chrome mixer tap, window looking to the rear gardens, inset five burner gas hob with Neff extractor over, integrated Bosch microwave, integrated AEG double electric oven, integrated dishwasher, integrated fridge, tiled floors, recessed spotlight downlighters.

From the kitchen a door leads through to the...

LARGE UTILITY ROOM

Fitted with units corresponding to the kitchen to floor and eye level providing a good range of additional storage, work surfaces with integrated stainless steel sink and drainer with mixer tap, tiled splash backs, half tiled to walls, spaces and connections for further appliances including freezer and washing machine, window to rear garden, wall mounted Vaillant boiler. From the utility, a courtesy door opens to the...

DOUBLE GARAGE

With electric roller door, window and door to rear

gardens, power and lighting, drop down ladder, additional fitted storage area into the eaves.

FIRST FLOOR LANDING

An attractive space with feature timber balustrade around the stairwell, front facing window with aspect down the cul de sac. Hinged loft access with pull down ladder. Panel doors to the upper floor rooms, further panel door to airing cupboard with slatted shelving and factory lagged hot water cylinder.

MASTER BEDROOM

Delightfully presented principal bedroom suite with a front facing window, comprehensive range of quality built in furniture comprising chests of drawers, wardrobes and bedside units. From the master bedroom a panel door leads through to the...

LUXURY EN-SUITE BATH AND SHOWER ROOM

An unexpectedly large en-suite fitted with a high quality suite and fully tiled to walls, suite comprising a deep dual ended bath with mixer, wide fully fitted vanity unit with inset WC, wash hand basin, range of cupboards and storage, large mirrors, shelving, inset spotlighting, full height chrome ladder towel radiator, double width walk-in chrome and glass fully tiled shower enclosure with fitted mixer shower, tiled floors, recessed spotlights, obscure glazed window to side of property.

BEDROOM TWO

Another generous double bedroom with window with aspect into rear gardens, fitted furniture including wardrobes, shelving, hanging rails, chests of drawers and bedside units.

BEDROOM THREE

Also a generous double room with fitted furniture, aspect to the front of the property.

BEDROOM FOUR/OFFICE

Integrated sliding door wardrobe, further fitted corner desk unit, built in drawers, cupboard, window with aspect to rear gardens, wall mounted shelving.

FAMILY BATHROOM

Fully tiled to walls and floor with inset spotlights, chrome ladder style radiator, bath with mixer tap and shower, obscure glazed window to rear of property, white WC, pedestal wash hand basin, wall mounted mirror and light, separate chrome and glass door to walk in shower with thermostatic shower control, recessed spotlights to ceiling. From the family bathroom, a wooden door with window opens into...

SAUNA

Wood panelling to walls, electric sauna control, lighting.

OUTSIDE

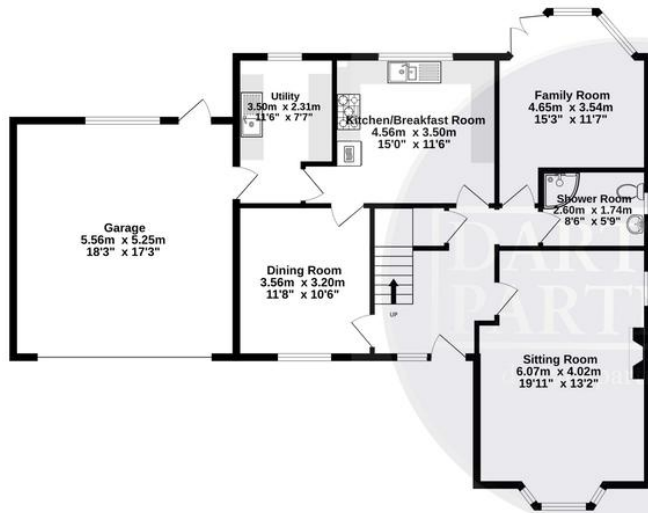
Outside, to the front of the property is a driveway providing PARKING for up to four vehicles and leading to the DOUBLE GARAGE. Immediately to the front of the property there is an area of gently sloping lawn. Small patio/seating area, flower beds and the aforementioned path leading to the front door. The rear garden is arranged for relatively easy maintenance with an expanse of flagstone paving, areas of decorative gravel with small flights of steps leading through flower beds and borders to a large rockery garden. The garden is bordered by mature trees, a conifer hedgerow, and fencing and provides good privacy. The upper terraces are predominantly laid to decorative gravel with retaining walls, beds, rockeries and planted with decorative trees and shrubs. An elevated gravel path returns to the side of the garage to a further paved and gravelled area housing an attractive timber greenhouse, this area also benefits from some coastal and sea glimpses.

MATERIAL INFORMATION - Subject to legal verification

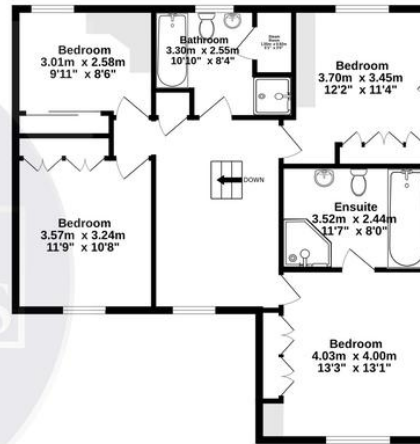
Freehold
Council Tax Band G



Ground Floor
112.2 sq.m. (1208 sq.ft.) approx.



1st Floor
81.4 sq.m. (877 sq.ft.) approx.



TOTAL FLOOR AREA : 193.7 sq.m. (2085 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		
(81-91)	B		
(69-80)	C		80
(55-68)	D	70	
(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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