



- SEMI DETACHED FAMILY HOME IN POPULAR RESIDENTIAL LOCATION
- TWO RECEPTION ROOMS, KITCHEN BREAKFAST ROOM
- FIRST FLOOR BEDROOM AND BATHROOM
- GARDEN LEVEL WITH THREE FURTHER BEDROOMS (ONE EN-SUITE)
- GROUND FLOOR BATHROOM, UTILITY AND PORCH
- RIVER AND RURAL VIEWS
- FRONT AND REAR GARDEN, OFF ROAD PARKING
- NO ONWARD CHAIN

Coombe Vale Road, Teignmouth, TQ14 9EN Guide £285,000

An opportunity to purchase a semi detached family home in a popular residential location with convenient and level access to Teignmouth town centre, seafront, beaches and mainline railway station. The versatile accommodation enjoys river and rural views and requires some modernisation. Offered with vacant possession. Front and rear gardens, off road parking.



Property Description

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Canopied entrance with courtesy lighting and obscure multi-paned entrance door into...

ENTRANCE VESTIBULE

High level storage cupboard. Door through to...

HALLWAY

Stairs descending to garden level, hatch and access to loft space. Oversized hatch and loft ladder leading to a spacious loft area which could provide additional accommodation subject to the necessary planning consents/building regulations. Wall hung night storage heater. Doors to...

RECEPTION ROOM ONE

uPVC double glazed square bay with views over the rear aspect and gardens extending in a westerly direction into the river Teign estuary taking in the Salty, Shaldon bridge, Shaldon, Ringmore and open farmland beyond. Night storage heater, dado rail.

RECEPTION ROOM TWO

Two sash windows overlooking the rear aspect and gardens enjoying the aforementioned river and rural views. Night storage heater.

KITCHEN/BREAKFAST ROOM

Cupboard and drawer base units under laminate work surfaces, tiled splash backs, single drainer sink unit, corresponding eye level units, under counter appliance spaces, fitted cupboards with inset shelving, picture rail, uPVC double glazed window overlooking the front aspect. Door to...

FIRST FLOOR BEDROOM/OFFICE/STUDY





Sash window to side aspect, night storage heater, picture rail.

BATHROOM

Bath, low level WC, wall hung wash hand basin, part tiled walls, fitted Triton shower, uPVC obscure double glazed window, fitted extractor, wall hung electric heater. Door to airing cupboard housing factory lagged hot water cylinder and shelving.

From the hallway is a dog leg staircase with sash window to side aspect and leading to the lower level.

Side entrance door into the...



ENTRANCE VESTIBULE

With decorative tiled flooring. Multi-paned door. From the lower hallway, doors lead to...

BEDROOM ONE

Feature tiled fireplace with corresponding hearth and surround, night storage heater, picture rail. Multi-paned door with corresponding side screen with access and outlook onto the rear sun deck and gardens enjoying the river and rural views.

BEDROOM TWO

Square bay with sash windows overlooking the gardens and enjoying the rural and river views. Night storage heater, picture rail.



BEDROOM THREE

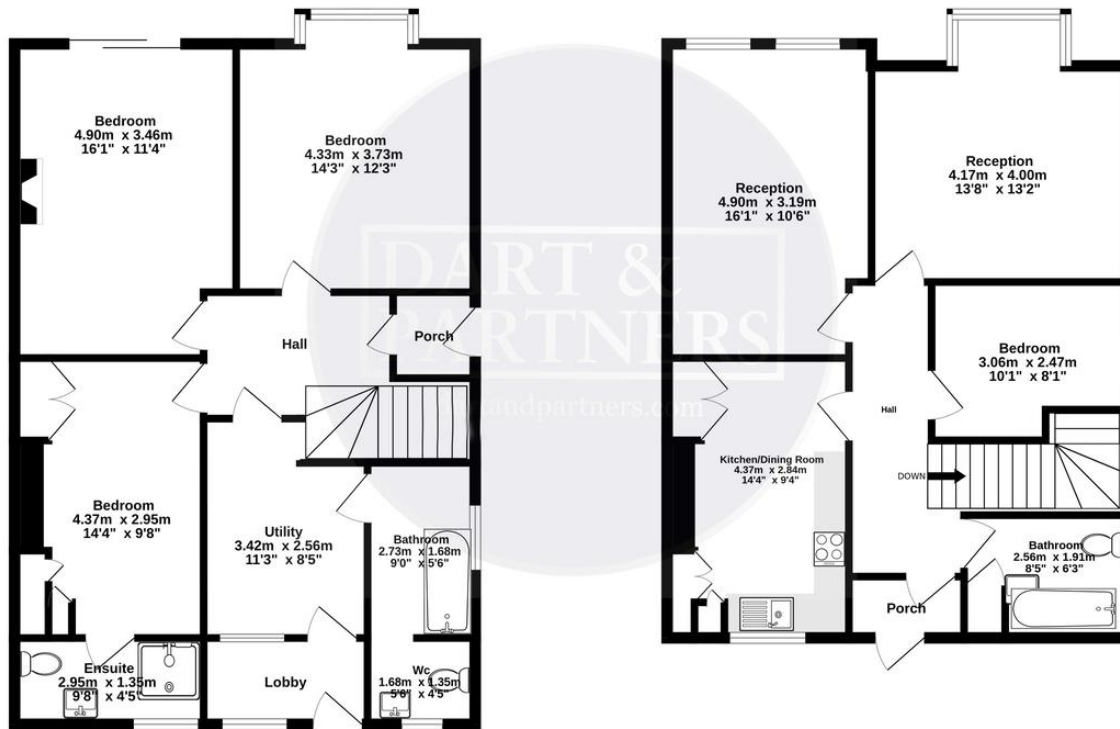
Night storage heater, floor to ceiling fitted cupboards with hanging rails and fitted shelving, cupboard housing hot water cylinder. Glazed door through to...

EN-SUITE SHOWER ROOM

Obscure glazed window, tiled shower cubicle, fitted shower, pedestal wash hand basin, low level WC, fitted extractor, wall mounted electric heater.

Basement
76.2 sq.m. (820 sq.ft.) approx.

Ground Floor
66.1 sq.m. (712 sq.ft.) approx.



TOTAL FLOOR AREA : 142.3 sq.m. (1532 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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UTILITY ROOM

Under stairs storage cupboard, utility room with window to rear porch, plumbing for washing machine. Door to...

GROUND FLOOR BATHROOM

Panelled handled bath, pedestal wash hand basin, WC, obscure glazed windows, fitted extractor, wall hung electric heater.

REAR PORCH

With window and door to an enclosed garden.

OUTSIDE

To the front of the property there is OFF ROAD PARKING. Pillared and gated access to a pedestrian walkway/bridge leading to the main entrance. Steps down to the side access to the lower hallway and continuing to the rear gardens which are also accessed from the bedroom onto an area of raised sun deck enjoying appealing views over the gardens to the river Teign estuary, Shaldon, Ringmore and rolling hills beyond. There is an enclosed level lawn and steps descend to a tiered garden with a paved patio/seating area, further sun deck and a lower wild garden area. The gardens enjoy the passage of the sun and to the front is an enclosed garden, accessed from the lower ground porch, with a sloped garden and covered storage facility below the off road parking, which could subject to the necessary consents, provide additional accommodation.

MATERIAL INFORMATION - Subject to legal verification

Freehold

Council Tax Band - currently band A for two units

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

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

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