



33, Woodland Avenue





# 33, Woodland Avenue

, Teignmouth, TQ14 8UU

A contemporary and beautifully presented detached home enjoying beautiful far reaching sea views and along the coast in a stunning private location.

- Stunning views out to sea and along the coast
- Modern well presented accommodation
- Scope for extension (subject to planning)
- No onward chain
- Freehold
- Idyllic, private location at the end of a private drive
- Roof terrace and ample driveway parking
- High specification finish
- EPC - E

Guide Price £775,000

## SITUATION

Teignmouth is a real gem on the South Devon coast served by mainline rail services to London Paddington. Exeter Airport is 18 miles. Exeter and Torbay are within easy reach, with the university and cathedral city of Exeter increasing its dominance and importance as the South West's major regional centre. With records dating back to 1044 when the town was originally two separate villages, Teignmouth is an historic port on the mouth of the Teign Estuary. By the 1800s it was becoming fashionable for visitors, and continues to be a popular tourist destination which also includes a working harbour & marina with promenade, pier and sandy beaches, excellent for sailing and water sports. The town caters well for day-to-day needs with a comprehensive range of facilities, specialist local shops and its community hospital. There is excellent schooling for all ages. There is an 18-hole golf course just 2.5 miles distant and the Dartmoor National Park lies approximately 12 miles away.

## DESCRIPTION

This spectacular property has undergone extensive redevelopment and refurbishment to create a stunning, contemporary home with breath-taking views directly out to sea. The accommodation provides flexible accommodation with 4 bedrooms over two floors. A particular feature is the fantastic south-easterly aspect, affording panoramic views over the coastline and there is a large gravelled driveway.





**ACCOMMODATION**

The property, which is believed to date back to the 1950's, has been transformed in recent years into a stunning contemporary home. From a large decked sun terrace the property is entered though sliding patio doors into a double aspect kitchen/living room with engineered oak flooring and underfloor heating. The modern kitchen has a large breakfast bar, wall and floor mounted units and integrated electric appliances. The living room, which has been cleverly designed to maximise the scenic views, is spacious with areas for both a large dining table as well as a separate sitting room. From the kitchen/living room there is a seamless flow into the ground floor hallway giving access to two double bedrooms, family bathroom with a bath with integrated shower, basin and WC and a large, glass fronted master bedroom with ensuite shower, basin and WC. In the hallway there is also a useful storage cupboard, which has been plumbed for a washing machine, and access to the front decking and parking area via a front door. From the hallway stairs lead to a glass fronted open plan room first floor sitting room with useful alcove storage and has doors directly onto the roof space above the kitchen/living room. From here beautiful views can be enjoyed out so sea and along the coast and to the rear is access onto the roof with potential for extension subject to planning. A further door leads to a double bedroom with ensuite shower, basin and WC.

**GARDENS**

The property is approached over a long sweeping private driveway through neighbouring properties and taking in commanding views over the grounds, out to sea and along the coastline. From the main reception and bedroom 1, immediate access onto a composite decked area taking in the sea and coastal views, external hot water supply and courtesy lighting. Access to the side of the property to the Air Source heat pump, garden shed, further power and water supply. A gravelled pathway leads to the rear where steps ascend to pathway leading through mature gardens to a raised private seating area with breathtaking views to Holcombe Beach and along the Jurassic coastline. Below the roof garden sits a 12-man hot tub and sloping wild gardens lead to a lower garden area. The outside areas to the front and rear of the property offer a wealth of potential for further development and offering private areas with outstanding coastal and sea views.

**SERVICES**

Current council tax: E  
Utilities: Mains electricity, water and Airsource heat pump.  
Drainage: Private shared drainage (septic tank)  
Heating: Underfloor central heating on the ground floor and modern electric central heating on the 1st floor  
Tenure: Freehold  
Standard, ultrafast and superfast broadband available. EE, O2, Three and Vodafone mobile networks available (Ofcom).

**DIRECTIONS**

From Exeter proceed on the A38 and bear left onto the A380 over Haldon Hill. Continue on the dual carriageway turning off at the Ware Barton exit signposted Teignmouth. At the roundabout take the 2nd exit onto the B3192. After approximately 4.5 miles, arriving in the centre of Teignmouth, follow the signs to Dawlish, continuing on Dawlish Road. After a short distance turn right onto Woodland Avenue taking the 2nd left hand turn at property No.45. After 50 yards take the 1st left turn and follow the sweeping driveway through the green entrance gates.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) A		74
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	41	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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