



25 Paradise Road



SITUATION

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 recently opened 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.

DESCRIPTION

25 Paradise Road is a spacious detached family home set in a desirable and quiet location within the town, finished to a high standard in the style of a Mediterranean Villa. Approached along a driveway providing parking for a number of vehicles and with planning permission for a detached double garage, the house offers spacious accommodation of just over 2700 sqft in total. On the ground floor, from the spacious entrance hall stairs rise to the first floor and down to a lower ground floor, all fitted with marble flooring. There is a well appointed kitchen fitted with a range of wood fronted base wall and drawer units with black marble effect work top over and a convenient breakfast bar. Cooking is via a freestanding Rangemaster, with Rangemaster extractor hood over, there is space for a dishwasher and American fridge freezer and French door lead onto the garden.

Continuing down the hall a door on the left leads into a reception room with full length windows and French doors leading into the

garden and a fantastic elevated feature fire place with log storage under. An attractive staircase rises to a second reception room providing a cosy seating area leading through to a spacious dining room with a door into a study and opening back to the hallway. The lower ground floor has 2 store rooms and a utility room and provides very useful storage or could be used as annexe accommodation. On the first floor, the landing has a door leading to four bedrooms. The master is an impressive, spacious bedroom with a dedicated dressing room and large doors onto a stunning balcony with views over the garden and out to sea. There is also an impressive ensuite with raised bath, separate shower cubicle and twin hand wash basins. Bedroom 2 also has ensuite facilities and there is a family bathroom with separate shower cubicle.

GARDEN

Leading off one of the reception rooms is a good sized paved terrace ideal for an outside garden, with the remaining garden being mainly lawn and bordered by a high hedge giving a good degree of privacy. Accessed from the patio is an above ground swimming pool and the garden leading round to the rear and to the front.

SERVICES

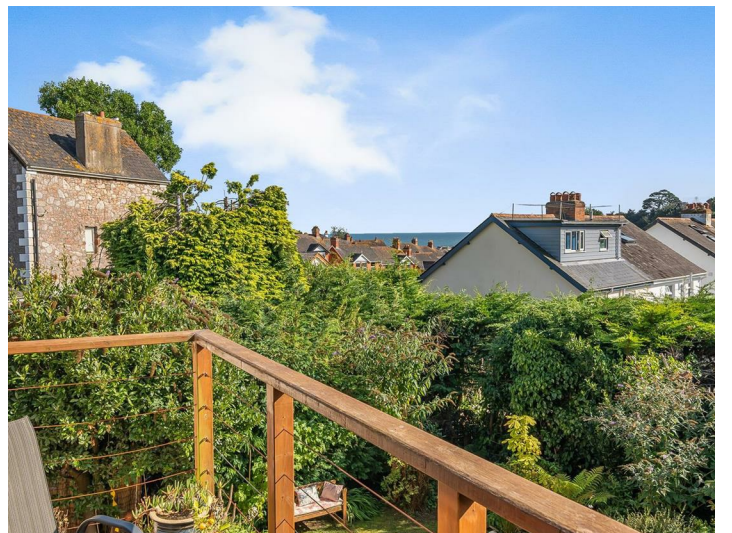
Current Council Tax: F
Utilities: Mains electric, water and drainage
Heating: Gas central heating and some underfloor heating.
Tenure: Freehold
Standard, ultrafast and superfast broadband available. EE, O2, Three and Vodafone mobile networks available (Ofcom).

DIRECTIONS

A substantial Mediterranean style family home presented to a high standard throughout, ample living space and views out to sea. Completely unique after being designed and built by the current sellers.

- Detached family home
- Permission for double detached garage
- Mediterranean villa style
- 4 bedrooms, 4 bathrooms
- Sea views
- Desirable location
- Master bedroom with balcony
- Freehold
- Council Tax Band: F
- EPC: C

Guide Price £925,000





Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-10) G		79	83
Not energy efficient – higher running costs England & Wales		EU Directive 2002/91/EC	

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