

# Teignmouth Road, ,TQ14 8UN



A deceptively spacious four/five bedroom coastal house with flexible accommodation arranged over 3 floors along with a neat manageable garden, superb conservatory and fine sea views. The bright & spacious living accommodation lends to a large or extended family with annexe potential. Internal Inspection is strongly recommended.

FREEHOLD, COUNCIL TAX BAND - E, EPC - D.

£550,000

01626 862379

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**FRASER & WHEELER**



**FRONT DOOR:**

Front door with matching side screen and courtesy light, leading to:

**ENTRANCE HALL**

Panelled radiator, ceiling light, wall light, stairs to first floor landing, further stairs down to the garden level. Doors to:

**INTEGRAL GARAGE**

Ceiling striplight, wall mounted consumer unit, gas fired central heating boiler, built-in shelving and workbench. Metal up and over door.

**SITTING ROOM**

uPVC double glazed window affording fabulous direct sea views. Coved ceiling, panelled radiator.

**BEDROOM 2**

uPVC double glazed window overlooking the front. Panelled radiator, coved ceiling, ceiling light.

**BEDROOM 3**

Ceiling light, coved ceiling, panelled radiator, uPVC window with matching uPVC door affording access onto the sun balcony with glazed full length panel, courtesy light and affording fabulous direct sea views.

**GARDEN LEVEL HALLWAY**

Panelled radiator and doors to:

**KITCHEN/BREAKFAST ROOM**

Fitted with a modern high gloss cream kitchen comprising range of granite work surfaces and splashbacks, Belfast sink with mixer tap and granite drainer, wide breakfast bar with area for sitting, drawers and cupboards under, further work surfaces with cupboards and drawer unit. Complementing eye level units to three walls including tall unit housing incorporated fridge and freezer, further tall

units to either side. Space for a Range Master stove with extractor hood above, drawers to either side. Panelled radiator, wood effect flooring throughout, space for dishwasher, uPVC sealed unit double glazed French doors with matching side screens leading to the conservatory.

**CONSERVATORY**

Modern conservatory with uPVC windows to three sides and French doors out onto the garden. Pitched sealed unit roof, wood effect flooring, ceiling light, power points.

**UTILITY ROOM**

Work surface with inset single drainer stainless steel sink unit with base unit below, plumbing for washing machine and tumble dryer, wood effect flooring, wall unit, tiled splashbacks, frosted uPVC door to the garden.

**DINING ROOM/BED 5**

uPVC window to side and panelled radiator.

**BEDROOM 4**

uPVC window overlooking the rear garden. Panelled radiator, ceiling light.

**BATHROOM**

Suite comprising panelled bath, wash hand basin with storage below, close coupled WC, radiator, walk-in shower cubicle, extractor fan and spot lights.

**STUDY AREA**

Panelled radiator. Please note this room has no natural light.

**FIRST FLOOR LANDING**

Coved ceiling, two wall light points, hatch affording access to loft eaves storage space.







#### **BEDROOM 1**

uPVC double glazed window affording breath-taking sea views. Hatch to loft space, panelled radiator. Door to:

#### **DRESSING ROOM**

uPVC window affording sea views, archway through to:

#### **EN SUITE BATHROOM**

Modern suite comprising freestanding bath, twin vanity sink units with tiled splashbacks, walk-in shower cubicle, panelled radiator, frosted uPVC window, door to large eaves storage space.

#### **CLOAKROOM**

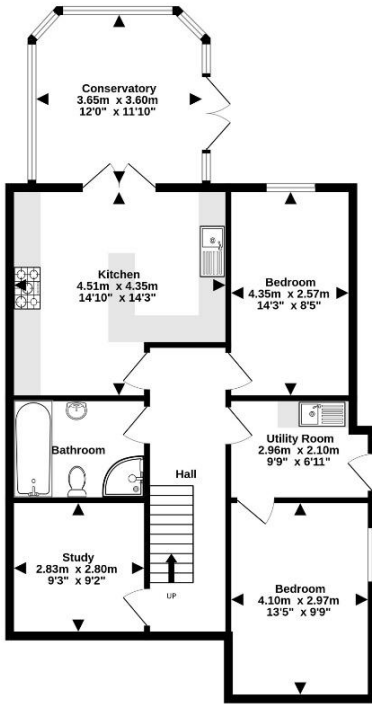
Close coupled WC, pedestal wash hand basin with splashback, uPVC window, panelled radiator, airing cupboard with slatted shelving.

#### **OUTSIDE**

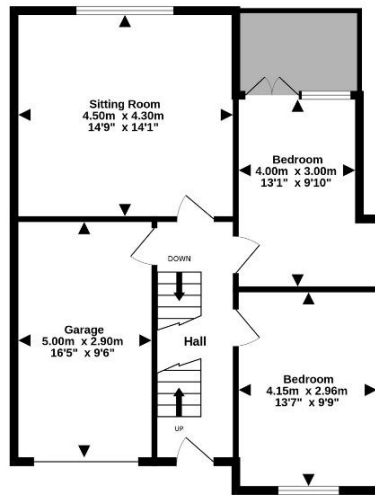
The rear garden is smartly laid out for ease of maintenance with patio areas, timber summer house, raised patio area with sea glimpses. All enclosed and pet friendly. Outside water tap. Access to side of property with steps up to the front with parking for several vehicles.



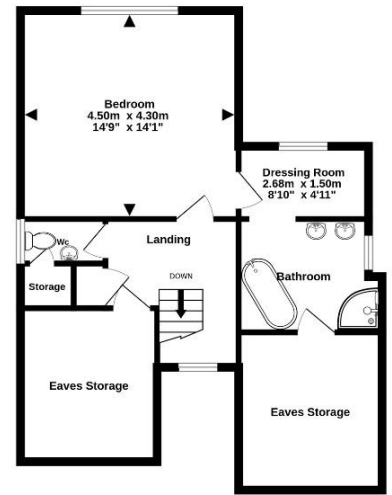
Garden Level  
83.8 sq.m. (902 sq.ft.) approx.



Ground Floor  
65.9 sq.m. (709 sq.ft.) approx.



1st Floor  
58.8 sq.m. (633 sq.ft.) approx.



**TOTAL FLOOR AREA : 208.5 sq.m. (2245 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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