

Mill Lane, **Teignmouth**, TQ14 9AZ

Located on an elevated plot in a charming coastal setting is a beautifully presented detached home offering stylish and spacious accommodation arranged over two floors. The property benefits from tasteful modern décor, bright and airy interiors, driveway and good size outside space. A combination of modern living spaces and practical design makes this an ideal family home or coastal retreat. FREEHOLD, COUNCIL TAX BAND - C, EPC - C.

Offers in excess of £425,000

01626 862379

www.fraserandwheeler.co.uk

FRASER & WHEELER

GROUND FLOOR

SITTING ROOM

To the front of the house is a cosy sitting room, featuring a bay window that floods the space with natural light. A wood-burning stove set into a bespoke media wall with shelving and storage gives this room warmth and character.

BEDROOM 1

Also on the ground floor is a generously sized principal bedroom, decorated in calming blues and neutrals, with space for a king-size bed and a large front-facing bay window.

BEDROOM 2

Adjacent to the sitting room is one of the ground floor double bedrooms, currently arranged with soft pink tones, ideal for use as a guest room, secondary lounge, or office.

BATHROOM

The main family bathroom sits centrally and features a modern white suite with a full-sized bath and overhead shower, WC, and basin, all finished with fresh coastal tones and quality fixtures.

KITCHEN/DINING/LIVING ROOM

Towards the rear of the house, the property opens up into an impressive open-plan kitchen. The kitchen is fitted with blue shaker-style cabinetry, white marble-effect worktops, and striking copper handles. Integrated appliances, dual-aspect windows, and a central island with an induction hob and breakfast bar make this a highly functional and visually appealing space. Dining/Family Room The adjacent dining and family area is spacious and welcoming, featuring wood-effect flooring, a freestanding log burner, and bi-fold doors that open fully to the

garden. This seamless transition between indoor and outdoor spaces creates an ideal setting for entertaining or relaxed family life.

UTILITY ROOM

There is also a separate utility room conveniently located off the kitchen for laundry and additional storage.

FIRST FLOOR LANDING

Upstairs, the landing opens into a bright, skylit space currently used as a home office, featuring a large desk area and access to:

BEDROOM 3

The bedroom has a cool blue palette and is a large, flexible space with ample room for storage, play, or study.

BEDROOM 4

One of the upstairs double bedrooms is finished in pink tones a window, skylight and radiator.

SECOND BATHROOM

The upper floor also includes a second bathroom, thoughtfully designed with clean white finishes, a bath with shower, WC, and basin. A skylight allows natural light to pour in, enhancing the spa-like feel of the room.

OUTSIDE

Upon approach, the property welcomes you with a neat front garden and a wide driveway providing ample off-street parking. The house itself is clad in a contemporary blue-grey finish with crisp white window frames, giving it a modern yet homely feel. The front porch leads into a central hallway, from which all the principal ground floor rooms are accessed. To the rear, the landscaped garden is terraced over several levels, offering a mix of gravelled seating areas, planted borders, and raised patio spaces.



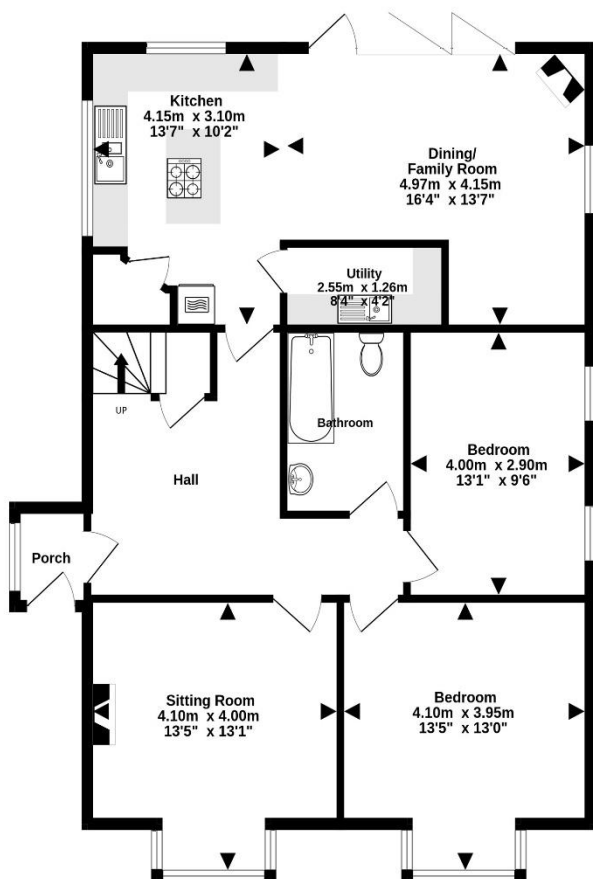


SUMMARY

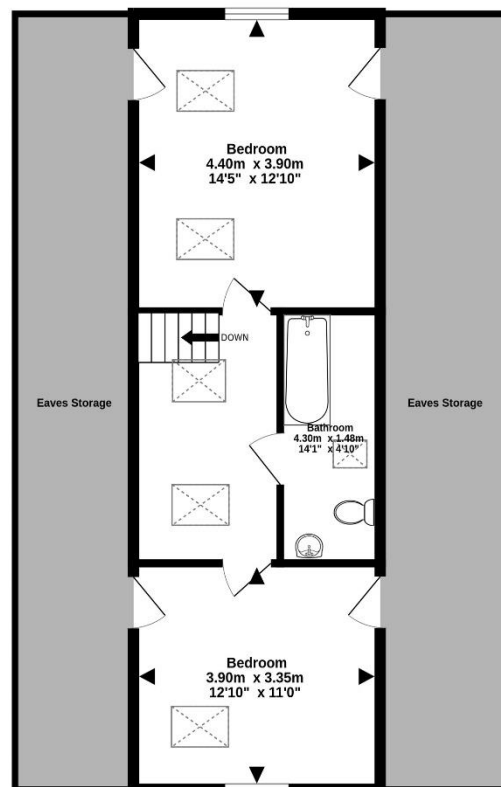
This home is ideally suited to modern family life, offering flexibility, style, and comfort throughout. With four well-proportioned bedrooms, two bathrooms, multiple reception areas, and excellent outdoor space.



Ground Floor
95.1 sq.m. (1023 sq.ft.) approx.



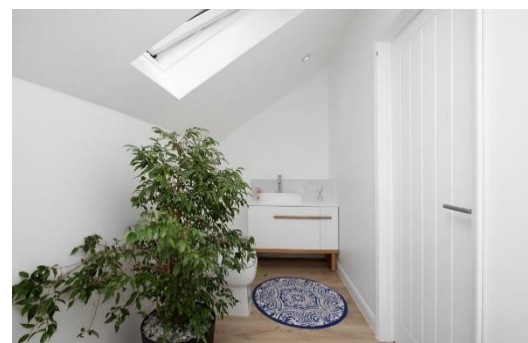
1st Floor
44.8 sq.m. (482 sq.ft.) approx.



TOTAL FLOOR AREA : 139.8 sq.m. (1505 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.
Made with Metropix ©2025

**FRASER
&
WHEELER**



19 Queen Street, Dawlish, Devon, EX7 9HB
Telephone: 01626 862379
Email: info@fraserandwheeler.co.uk
www.fraserandwheeler.co.uk



Fraser & Wheeler has not tested any apparatus, equipment fixtures and fittings or any services and cannot verify that they are in working order or fit for purpose. Prospective purchasers are advised to obtain their own independent reports from relevant professionals such as a surveyor or solicitor. Fraser & Wheeler advises buyers to make their own enquiries as to the tenure. All measurements and room descriptions are for general guide purposes only and buyers should verify information provided before purchasing furniture, fittings, carpets or appliances.