

21 Gilbert Avenue, Teignmouth, TQ14 9NN

Guide Price £595,000 Freehold

Superb Individual Detached Property • Secluded Location, Backing on to Nature Reserve • Four Bedrooms plus Loft Bedroom • Spacious Living Room stepping out to Balcony Terrace • Family Kitchen/Breakfast Room • Generous Dining Room and Study/Additional Reception Room • Utility, Downstairs WC and Family Bathroom • Master Bedroom with Dressing Room and En Suite Shower Room • Ample Parking and Beautiful Private Rear Garden • EPC - C

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Stepping into the bright and spacious entrance hallway with tiled flooring, stairs rise to the upper floors and there are doors off to the principal rooms, with double doors opening to the beautiful living room. The living space opens to a decked balcony/terrace, immediately drawing the eye to the fabulous outlook to the rear over the nature reserve and is completely private and unoverlooked. The tasteful decor beautifully complements the outlook with the use of green tones and natural wood designs. There is a log burner housed in slate hearth fireplace with wood mantle making this a warm and cosy space and French doors open to a generous decked terrace with balustrade and glass panels where regular birdsong can be heard and when lucky, wildlife can be spotted. A stream also runs through the nature reserve which can be heard from the house and gardens making this a truly relaxing and serene spot. A door from the living space opens to the kitchen. The kitchen/breakfast room again enjoys the same private outlook over the nature reserve and is a bright space with further windows to the side and a glazed door opening to the side of the property where the front and rear gardens are easily accessed.

With a range of cream base and wall units with worktop and tiled splash backs and matching pantry cupboards, there is also space for a cooker and further appliances. A matching breakfast counter offers additional seating and further storage and naturally divides the dining area which is large enough for a family dining suite. The Baxi boiler is hung on the wall. A separate utility room offers further space for appliances and has plumbing and space for a washing machine with a glazed door to the other side of the property, again easily accessing the front and rear gardens. There is a generous and bright separate dining room for guests and entertaining which overlooks the front of the property in addition to a versatile study/office/hobbies room also with front aspect. Ascending the stairs to the first floor a feature arched window fills the spacious landing with light. Two bedrooms overlook the front of the property and a further bedroom has a side aspect. The master bedroom suite is a very generous room overlooking the rear over the nature reserve and is extremely private. A door opens to a separate dressing room with window with the same beautiful outlook and there is an en suite shower room with shower cubicle with Triton shower, low level WC and wash hand basin set in counter with storage below.

There is a heated towel rail, extractor and obscure glazed window. The family bathroom comprises corner jacuzzi bath, separate shower cubicle, pedestal wash hand basin and low level WC. There is a useful airing cupboard, heated towel rail, extractor and obscure glazed window. Ascending the stairs to the second floor, a door opens to a further loft bedroom with sloping ceilings fitted with two Velux windows with lovely views and a further window overlooking the nature reserve. This room provides wrap around eaves storage with a door opening to further generous loft storage where the hot water cylinder is also housed.

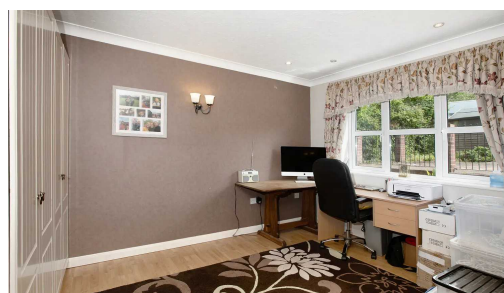


OUTSIDE SPACE

The front of the property provides ample driveway parking for multiple vehicles and has steps with light and handrail to the front entrance. Paths with gate at either side access the rear and there are raised beds with planting and herbs.

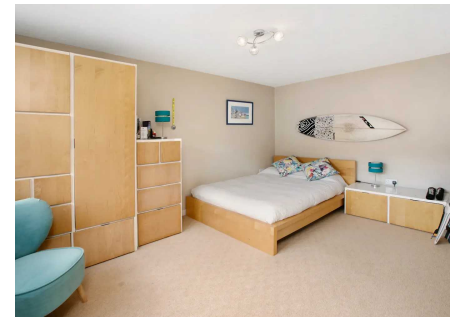


The rear garden backs directly on to a nature reserve with stream and a plethora of birds and wildlife and is mainly laid to lawn with a fabulous decked terrace accessed also from the living room. There is access to vast undercroft storage (restricted head height) with light and power. Pathways with gates wrap around the property giving access to the front. The rear garden is a haven of peace being completely unoverlooked and extremely private and invites you in with birdsong, a natural habitat for wildlife and flowing stream. There is an outside tap and outside lighting.



MEASUREMENTS:

Lounge 17' 11" x 14' 8" (5.46m x 4.46m), Dining Room 12' 5" x 9' 7" (3.79m x 2.92m), Kitchen/Breakfast Room 19' 6" x 11' 8" (5.95m x 3.56m), Reception/Study 12' 5" x 9' 8" (3.79m x 2.95m), Utility 7' 5" x 6' 2" (2.25m x 1.87m), Downstairs WC 6' 4" x 3' 3" (1.93m x 0.99m), Master Bedroom 16' 8" x 11' 7" (5.08m x 3.54m), Dressing Room 9' 8" x 6' 9" (2.95m x 2.05m), En Suite 9' 8" x 4' 11" (2.95m x 1.49m), Family Bathroom 10' 10" x 7' 7" (3.30m x 2.30m), Bedroom 14' 3" x 9' 8" (4.35m x 2.95m), Bedroom 12' 5" x 9' 8" (3.78m x 2.95m), Bedroom 12' 5" x 9' 8" (3.79m x 2.95m), Loft Room 22' 8" x 12' 11" (6.91m x 3.94m).

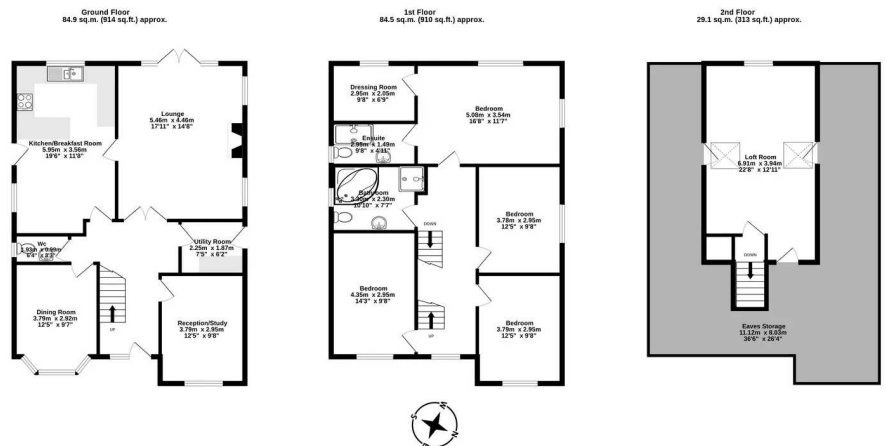
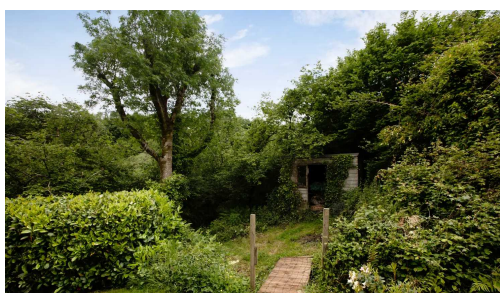


Tenure: Freehold

Council Tax Band E: £3,006.67 per year

Mains Services: Gas, Electric & Water all connected

Broadband Speed - Ultrafast 1000 Mbps (According to OFCOM)



TOTAL FLOOR AREA : 198.5 sq.m. (2136 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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 ©2024

