



## 18 St. Luke's Drive, Teignmouth, TQ14 9GY

Offers in region of £610,000 Freehold

Executive Detached House on Three Floors • Four Double Bedrooms • Separate Study • Two En Suites in Addition to Family Bathroom • WC On All Levels • Large Lounge Stepping onto Balcony With Far Reaching Rural Views • Stylish and Large Kitchen/Dining Room Stepping Out To Garden • Ample Driveway Parking for Multiple Vehicles • Double Garage • EPC - C

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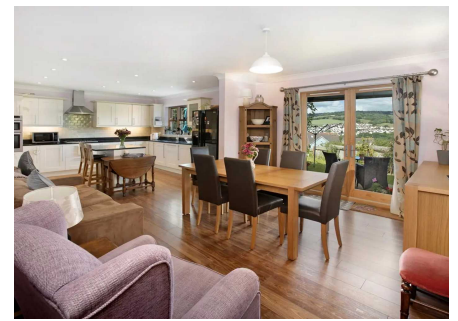


The spacious entrance hallway, with high quality flooring, has a courtesy door to the garage, stairs rising to the first floor and descending to the lower floor and there are doors off to the study, useful WC and the living room. The living room immediately impresses with a window giving far reaching rural views and French doors stepping out to the elevated decked terrace with balustrade again taking in the surrounding rural views and sunsets. There is a feature fireplace with hearth housing gas fire and a useful built in storage cupboard. The study, a versatile room, overlooks the front of the property and the WC on this level has a wash hand basin and obscure glazed window to the side. Descending the stairs to the lower level, with continuation of high quality flooring, there is a further WC with wash hand basin and the boiler is mounted on the wall. There is a useful storage cupboard and door opening to the rear garden. The stylish kitchen/diner has French doors from the dining area to a paved terrace and enjoys far reaching rural views. The kitchen has a range of cream base and wall units with worktop and matching upstand. There is an integrated double electric oven and four ring gas hob with extractor. There is an integrated dishwasher and space for American style fridge/freezer.

A matching Island provides additional storage and sociable seating. A door opens to a large storage cupboard with window to the side and light and shelving and a further door from the kitchen opens to a separate utility fitted with sink in worktop with storage below and where there is plumbing and space for a washing machine and space for further appliance. Another storage cupboard is accessed from the utility. The dining area steps out to the paved terrace and provides ample room for a dining suite and furniture. Ascending the stairs from the entrance hallway to the first floor, there is access to the loft space, large airing cupboard with shelving also housing the hot water cylinder and there are doors off to the bedrooms and family bathroom. Two double bedrooms overlook the front of the property, one of which enjoys a stylish en suite shower room with large shower cubicle, pedestal wash hand basin, low level dual flush WC and has a Velux window with rural views and extractor. Two further generous bedrooms have a rear aspect and enjoy beautiful far reaching rural views again, one of these bedrooms enjoys an en suite shower room

. The property is gas centrally heated with Hive controls.

The front of the property enjoys ample parking to both sides with additional parking in front of the double garage. The front garden is low maintenance with areas laid to loose stone with path approaching the front. A gate to one side accesses the rear. The rear garden boasts a fabulous elevated terrace to sit and take in the far reaching rural views and incredible sunsets. Steps lead down to the lower paved area where there is a gate to the side (extremely useful for receiving deliveries, shopping etc). Paving the width of the property wraps around the sides and there are areas of lawn with stepping stones and planted borders where there is a further seating area. The rear garden has lighting, outside tap and is enclosed by fence boundary.

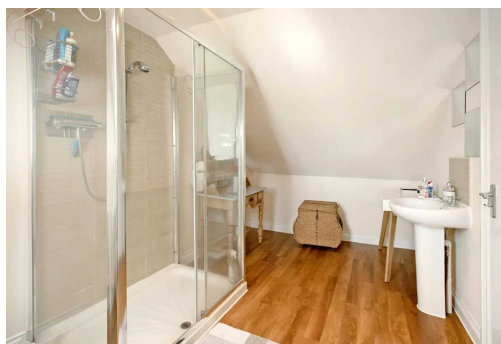


Tenure: Freehold

Council Tax Band E: £3,006.67 per year

Mains Services: Gas, Electric & Water all connected

Broadband Speed - Ultrafast 1000 Mbps (According to OFCOM)

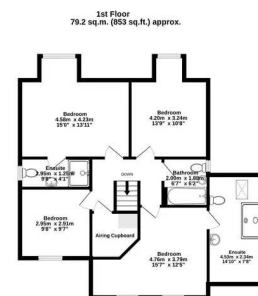
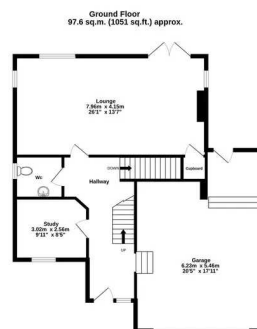


## Measurements:

Lounge 26' 1" x 13' 7" (7.96m x 4.15m), Kitchen/Dining Room 26' x 13' 8" (7.92m x 4.16m), Study 9' 11" x 8' 5" (3.02m x 2.56m), Bedroom 15' 7" x 12' 5" (4.76m x 3.79m), En Suite 14' 10" x 7' 8" (4.53m x 2.34m), Bedroom 15' x 13' 11" (4.58m x 4.23m), En Suite 9' 9" x 4' 1" (2.95m x 1.25m), Bedroom 13' 9" x 10' 8" (4.2m x 3.24m), Bedroom 9' 8" x 9' 7" (2.95m x 2.91m), Bathroom 6' 7" x 6' 2" (2m x 1.89m), Garage 20' 5" x 17' 11" (6.23m x 5.46m)



Teignmouth is a popular seaside resort on a stretch of red sandstone along the South Devon Coast. It is a coastal town that has a historic port and working harbour, with a Victorian Pier and promenade. There are sandy sea and river beaches excellent for sailing and water sports with two sailing clubs and a diving school.



TOTAL FLOOR AREA : 229.5 sq.m. (2470 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 AutoCAD

