



## Monks View Harts Close, Teignmouth

£395,000 Freehold

Detached House • Three Bedrooms • Living Room • Study/Office • Utility • Generous Kitchen/Diner • Far Reaching Views • Landscaped Terraced Gardens • Larger than Average Garage • EPC- C

### Contact Us...

01626 815815

teignmouthsales@chamberlains.co

6 Wellington Street  
Teignmouth  
TQ14 8HH

  
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This beautiful property with a large garage is immaculately presented. With far sweeping views across the town towards Dartmoor and out to the estuary, the terraces at the front of the property make a fabulous spot for entertaining or for just enjoying the breath taking sun rises and sun sets with ample room for garden furniture, hot tub etc. This property also boasts a very private terraced garden at the rear of the property. Viewing is recommended to appreciate the high standard of this property.

Stepping into the hallway there is a light and airy feel of neutral decor and tiled flooring. There is a very useful large storage cupboard with hanging and there are doors off to the principal rooms. The living room, with sliding patio doors accessing one of the front terraces, gives wonderful views over Teignmouth across to Dartmoor and to the Teign estuary. There is a modern wall mounted electric fire and a door leads into a very useful concealed office/study area with an obscure glazed window.

The kitchen/diner is a lovely space with French doors accessing the side of the property. The kitchen enjoys the same views as the living room and is fitted with a range of wood base and wall units with work top and tiled splash backs. There is a Range oven with 5 ring gas hob and extractor above and there is an integrated dishwasher. The dining area gives ample room for furniture. There is a separate good sized utility room with base and wall units and space and plumbing for a washing machine and space for further appliances. The fully tiled bathroom comprises P shaped bath with shower over, pedestal wash hand basin with mirror, light and shaver point and low level dual flush WC.

Ascending the stairs to the first floor there is a lovely light galleried landing with access to the loft space and French doors giving access to the rear garden. Two double bedrooms, both with ample built in storage, overlook the front of the property with beautiful far sweeping views.

A further bedroom with built in storage overlooks the side.

The shower room on this level comprises large shower cubicle with pedestal wash hand basin and low level dual flush WC.

Alongside the garage, steps ascend to a paved terrace on the roof of the garage which is enclosed by wrought iron railings and enjoys a south and westerly aspect with views of the countryside. Steps then ascend to the main front entrance door alongside which is a further enclosed paved patio, partially covered by a pergola where views are also enjoyed over the River Teign, Ringmore and rural backdrop. From here a footpath continues up the side of the property up steps to the rear garden whilst outside the kitchen is an enclosed courtyard. The rear garden comprises an area of paved patio with steps which ascend to terraced, well planted garden levels with gravel filled woodland style steps. Outside taps to front and rear. Outside lighting.

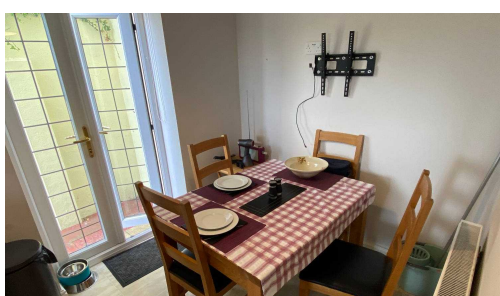


Tenure: Freehold

Council Tax Band D - £2227.61 per annum

Mains Services - Gas, Water & Electric

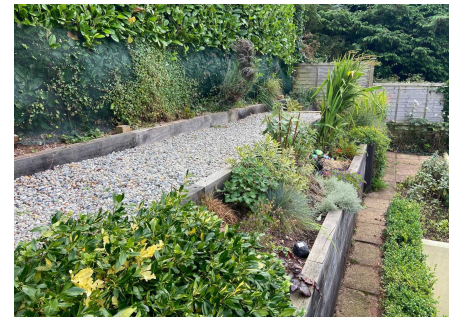
Broadband Speed - Ultrafast 1000 Mbps (According to OFCOM)





## MEASUREMENTS

Lounge 15' x 10' 8" (4.57m x 3.25m), Kitchen/Diner 20' 6" x 7' 10" (6.26m x 2.4m), Study 7' 6" x 4' 8" (2.28m x 1.43m), Utility 6' 8" x 6' 7" (2.04m x 2m), Bedroom 12' 10" x 9' (3.92m x 2.74m), Bedroom 10' 7" x 7' 8" (3.22m x 2.34m), Bedroom 9' 3" x 7' 3" (2.82m x 2.22m)



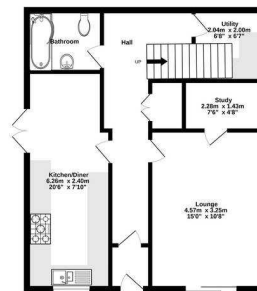
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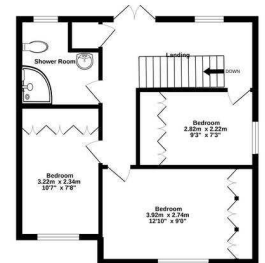
Garage  
22.8 sq.m. (246 sq.ft.) approx.



Ground Floor  
54.7 sq.m. (588 sq.ft.) approx.



1st Floor  
45.8 sq.m. (494 sq.ft.) approx.



**TOTAL FLOOR AREA : 123.4 sq.m. (1329 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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