



5 Inverteign Drive, Teignmouth

£595,000 Freehold

Detached House in Elevated Cul-de-sac Location • Four Double Bedrooms • Lounge with Bi-Fold Doors to Rear Gardens • Further Lounge/Reception Room • Open Plan Kitchen/Dining Room • West Facing Rear Gardens and Patio • Spectacular Views of the Coast, Estuary and Dartmoor Beyond • Store room and Garden Office • Ample Driveway • EPC - C

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chamberlains
the key to your home



A detached 1950s modernised and extended house with sea, estuary and moorland views.

As you enter this immaculate 1950's detached family home via a part glazed composite front door, you step in to a light hallway with plenty of space for coats and shoes. Doors lead off to the primary rooms and utility room. The utility room has space/plumbing for a washing machine, dryer, fridge/freezer and has a door to a downstairs WC.

The lounge is an amazing room with wonderful bifold patio doors on to the decked area of the garden with a window to the side aspect and part glass ceiling and underfloor heating. A second reception room provides versatile space with a window to the side aspect.

The kitchen/dining room is a great sized triple aspect room with stunning views to the back beach and Ness, with wall and base mounted units with integrated fridge/freezer, dishwasher, electric oven and electric hob with plenty of space for a dining table and chairs. There is a pantry and cupboard housing the Worcester combi boiler.

Ascending the stairs to the first floor there is a great sized window to the side aspect, doors off to the bedrooms and family bathroom and stairs rising to the master bedroom. All three first floor bedrooms are good sized double bedrooms with spectacular views either to the back beach or Dartmoor. The fully tiled bathroom has an obscure window to the front aspect and comprises a double shower, panelled bath, concealed cistern WC, wall mounted wash hand basin with cupboard under, heated towel rail and underfloor heating. The second landing outside the master bedroom has a Velux window to the front aspect and ample under eaves storage. On entering the bedroom your eyes are drawn towards the views to Dartmoor. There are fitted wardrobes, a further window to the front aspect and a door to the ensuite which comprises a double shower, low level flush WC, wash hand basin, heated towel rail and underfloor heating.

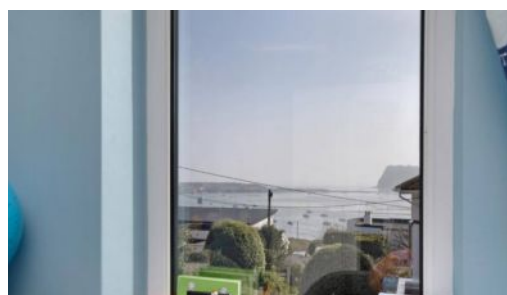
MEASUREMENTS: Lounge 21'5" x 10'0" (6.52m x 3.05m), Kitchen/Dining Room 21'6" x 15'9" (6.56m x 4.80m), Bedroom 17'1" x 10'3" (5.20m x 3.13m), Bedroom 14'4" x 9'11" (4.36m x 3.02m), Bedroom 12'7" x 9'11" (3.84m x 3.02m), Bedroom 11'4" x 10'0" (3.45m x 3.06), Family Room 14'4" x 9'10" (4.38m x 3.00m), Bathroom 11'2" x 5'6" (3.40m x 1.67m), Utility Room 7'3" x 6'2" (2.20m x 1.86m), Office 9'10" x 7'3" (3.00m x 2.22m)



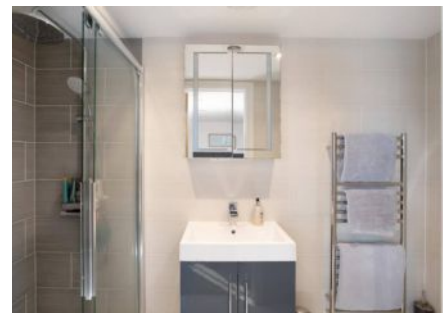
Tenure - Freehold
Mains Services - Gas, Electric and Water

Council Tax Band E - **£3162.32pa**

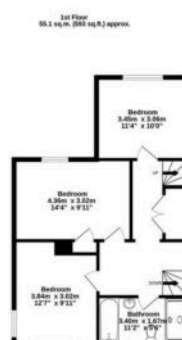
Broadband - Ultrafast 1000Mbps
(According to OFCOM)



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. Teignmouth has a comprehensive range of facilities including supermarkets, local independent shops, a selection of bars and restaurants, a small hospital, the Den with a Green Flag Awarded children's play park and both state & independent schools.



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TOTAL FLOOR AREA : 197.0 sq.m. (202 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 areas are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The various fixtures and appliances shown have not been noted and no guarantee as to their operability or efficiency can be given.
Made with Hergo 15/03

| Energy Efficiency Rating | | Current | Potential |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 75 | 82 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |