



## Higher Coombe Barn, Paddons Lane

£500,000 Freehold

Situated in Desirable Location by Coombe Valley Nature Reserve and Allotments • Detached House with Four Bedrooms • Kitchen Open Plan to Dining Room • Lounge with Patio Doors to Garden Terrace • Newly Fitted Luxury Shower Room and Bathroom • Terrace Area to Ample Rear Garden • Utility and Store Room • Driveway and Garage/Workshop • Affording Views of Distant Farmland and Nearby Woodland • EPC - C

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Higher Coombe Barn is situated in a semi-rural location near a nature reserve with beautiful walks, a meadow and a flowing brook and yet within a level walk to Teignmouth town centre and bus routes. The property offers modern accommodation within an idyllic setting. The gardens to the property are a particular feature, being south and west facing and enjoying privacy with extensive lawn, established fruit trees and terrace.

Stepping in to the entrance hall there are doors to the lounge and kitchen/diner and stairs rising to the first floor with a window to the front above the staircase, bringing light in to the entrance hall and landing. The lounge has a feature fire and allows plenty of light through the double patio doors to the rear southerly facing garden terrace. The kitchen enjoys a window overlooking the rear garden opens to the dining area with double patio doors to the rear gardens and plenty of space for a dining table seating. The kitchen is fitted with a range of base and wall mounted units with tiled splashbacks, single bowl composite sink unit with mixer tap and drainer, Smeg 6 ring gas hob with triple electric oven and grill, extractor hood, integrated dishwasher, space for fridge/freezer and a pantry fitted with electric. The Ideal boiler is housed within a kitchen cupboard.

Extending from the dining area there is a separate utility area and downstairs shower room/WC. In the utility area there is space/plumbing for a washing machine and dryer with space for coats and shoes opposite. The newly fitted luxury downstairs shower room comprises a shower unit with electric shower, concealed flush WC, pedestal wash hand basin and mosaic tiled

flooring. Ascending the stairs to the first floor landing, there is a loft hatch, window to the front aspect and doors off to the four bedrooms and family bathroom. Bedroom one has windows to the rear and the side aspect and built-in wardrobes. Bedroom two has windows to the rear and side overlooking the rear gardens. Bedroom three has a window to the rear and a Velux window and Bedroom four has a window to the side aspect. The family bathroom/WC comprises tiled bath with gravity shower attachment, shower unit with mixer shower, low level WC, pedestal wash hand basin, spotlight mirror, chrome heated towel rail and a window to the side.



Ample sized south facing garden with feature terraced area with pergola above. There is plenty of space for garden furniture on the level terrace where the morning to evening sun can be enjoyed. The lawned area includes vegetable patches, variety of fruit trees and a raised position at the top of the garden to overlook distant farmland to nearby woodlands. There is a storage shed, outside tap and side gated access.

The multipurpose garage can be used as an enclosed parking space or useful workshop/office. There is a front up and over door and a rear door from the rear garden and it is fitted with power.



Tenure: Freehold  
Council Tax Band D – **£2587.36 per annum**

Mains Services: Electric, Gas and Water all connected.

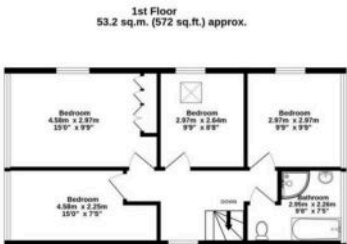
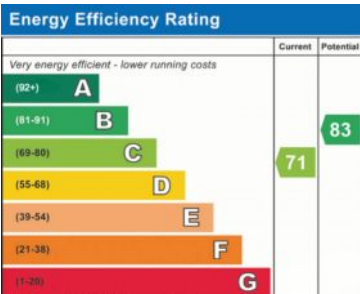
Broadband Speed – Ultrafast 1000 Mbps (According to OFCOM)



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.



MEASUREMENTS: Lounge 17'6" x 11'10" (5.33m x 3.60m), Kitchen 9'7" x 8'4" (2.93m x 2.55m), Dining Room 14'2" x 11'10" (4.32m x 3.60m), Bedroom 15'0" x 9'9" (4.58m x 2.97m), Bedroom 15'0" x 7'5" (4.58m x 2.25m), Bedroom 9'9" x 9'9" (2.97m x 2.97m), Bedroom 9'9" x 8'8" (2.97m x 2.64m), Bathroom 9'8" x 7'5" (2.95m x 2.26m), Garage 18'3" x 8'4" (5.55m x 2.54m)



TOTAL FLOOR AREA : 120.4 sq.m. (1296 sq.ft.) approx.  
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of built, finished, 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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