



Cliff Road, Teignmouth, TQ14 8TW

£650,000

- Superb Attractive Detached House
- Spacious and Versatile Accommodation
- Wonderful Location with Coastal Views
- 4 Bedrooms in Main House
- 4 Receptions in Main House
- Indoor Swim Spa & Jacuzzi
- Separate 2 Bedroom Annexe
- Southerly Facing Rear Garden
- Double Garage and Large Driveway
- EPC Rating - C

Call **01626 815815**

to find out more or to arrange a viewing.

**chamberlains**  
the key to your home

A large, beautifully presented, detached home with electric gated entrance, annexe, southerly facing rear garden & breathtaking sea views. There is a nearby cliff path walk down to Teignmouth sea front with access to the idyllic Mules Park nearby.

**RECEPTION HALL** PVCu double glazed windows & front door. Spacious & elegant area. Amtico flooring, power points, radiator, imposing high ceiling with ceiling rose & pendant. Attractive staircase rising to first floor with ornate rail & balustrade. Built in tall airing cupboard, skeleton shelving & radiator.

**DINING ROOM** PVCu double glazed window to front, ceiling lights, display alcoves, radiator & power points. Glazed double doors with side panels from hallway.

**LOUNGE** Dual aspect PVCu double glazed window to front. Feature gas coal effect fire with solid marble surround & mantel shelf. Ceiling lights, wall lights, power points & radiators. Bay window with full length PVCu double glazed panels to raised patio & sea views. Door from hallway & glazed door & side panels to;

**FAMILY ROOM** PVCu double glazed side windows & sliding double glazed patio doors to rear garden & sea view. Amtico flooring, radiator, ceiling light & power points. Door to;

**STUDY** PVCu double glazed window to front. Ceiling light, radiator, power points & Amtico flooring.

**INNER HALLWAY** Amtico flooring. Built in storage cupboard with shelving & door to under stairs storage cupboard. Ceiling light, radiator & power points. Door to;

**SHOWER ROOM** Fully tiled with built in quadrant shower with wall mounted Grohe shower control. Glazed surround with double doors & panels. Pedestal wash hand basin & closed coupled WC. Recessed ceiling light, extractor fan & chrome towel rail.

**KITCHEN/BREAKFAST ROOM** Triple aspect PVCu double glazed windows. Rear views over garden & out to sea. Amtico flooring. Range of oak framed base & eye level units with solid Granite work surface & LED worktop lighting. Inset one & a half bowl sink unit with mixer taps. Miele dishwasher, Neff freezer, Neff induction hob, hood & extractor above, Neff double oven, Neff tall fridge, wine chiller, recessed LED & worktop lights, power points & PVCu double glazed door to patio. Door to;

**UTILITY ROOM** Boiler control & consumer unit for main house. Space & plumbing for washing machine & tumble dryer. Range of base & eye level units with heat resistant work surface with inset stainless steel sink unit & drainer. Extractor & light. PVCu window overlooking swim spa room.

**FIRST FLOOR LANDING** PVCu double glazed window, radiator & ceiling light. Hatch to loft space with pull down ladder. Velux window offering spectacular views of Lyme Bay.

**MASTER BEDROOM** Dual aspect PVCu double glazed window to front, ceiling lights, radiators, aerial & power points. Balcony requiring flooring. Door to;

**DRESSING ROOM** Professionally built in wardrobes. Drawer/dressing table with shelving space, PVCu double glazed window overlooking garden & sea view. Radiator, ceiling light, power points & Amtico flooring.

**EN SUITE** Fully tiled. Corner spa bath, mixer tap & spa controls to side. Walk in

large shower with glazed panels. Grohe shower control & shower. Vanity unit with solid Granite top & inset sink unit with cupboards below. Close coupled WC, towel radiator, obscured double glazed PVCu window, LED lights & extractor fan.

**BEDROOM 2** PVCu double glazed window to front, built in triple wardrobe with shelving to side, radiator, ceiling light, aerial & power points.

**FAMILY BATHROOM** Fully tiled. Panel enclosed bath with wall mounted Grohe shower with bath combination controls. Recessed downlight, extractor fan, closed coupled WC, pedestal wash hand basin & towel radiator.

**BEDROOM 3** Front aspect PVCu double glazed window. Triple wardrobe, drawer unit & desk, ceiling light, aerial & power points.

**BEDROOM 4** Rear aspect PVCu double glazed window with garden & sea views. Double wardrobe, drawer unit & desk, ceiling light, aerial & power points.

**OUTSIDE** Door leading to Service Room with a Combination gas boiler for annexe. Door to Under House Store Room with pressurised hot water gas boiler that services the main house.

**GARAGE** 19' 5" x 17' 3" (5.92m x 5.28m) Twin folding doors with remote controls, strip lighting, power points & double glazed obscured glass window to rear & side.

**GARDEN** At the front there is a red tarmac driveway, dusk til dawn outside lighting & attractive remote controlled electric gates. Outside power socket with side access to rear garden.

At the side there is a solid Indian sandstone paved pathway, outside tap, lawn with laurel hedge & close boarded fence.

At the rear there is an enclosed lawn & a raised solid Indian sandstone paved patio area with magnificent sea views, along the coastline to Lyme Bay. Steps leading down to the garden & self contained annexe. There is a further paved patio area & large timber garden shed, outside tap & power socket.

#### SEPARATE 2 BEDROOM ANNEXE

Accessed from swim/spa room. Hallway with automatic Velux window.

**SWIM SPA ROOM** Catalina swim spa with Jacuzzi hot tub with controls to side with radio, iPod links & LED lighting. Exercise swim spa with various jets creating a current to swim against, controls, salt system & LED lighting. Heat Star automatic climate controlled system to regulate room conditions & underfloor heating. Bi-fold aluminium door opening to balcony with chrome & glass railings with spectacular sea & coastal views. Oak staircase leading down to office/utility.

**GAMES ROOM** Velux windows, large vaulted ceiling, LED lights, radiator & power points. Door to bathroom;

**BEDROOM** PVCu double glazed window to front, radiator and recessed LED lights. Door to;

**SHOWER ROOM** Fully tiled large shower with Grohe wall mounted shower with glazed pivoted shower door, wall mounted towel rail, extractor fan & LED lights.







**OFFICE/UTILITY** Office area; Fitted work surface. Range of cupboards & drawer storage.

Utility Area; Further cupboards. Work surface with inset sink. Plumbing for washing machine, controls for spa room & door leading to storage room. PVCu window to garden & sea view & door to patio. Door to;

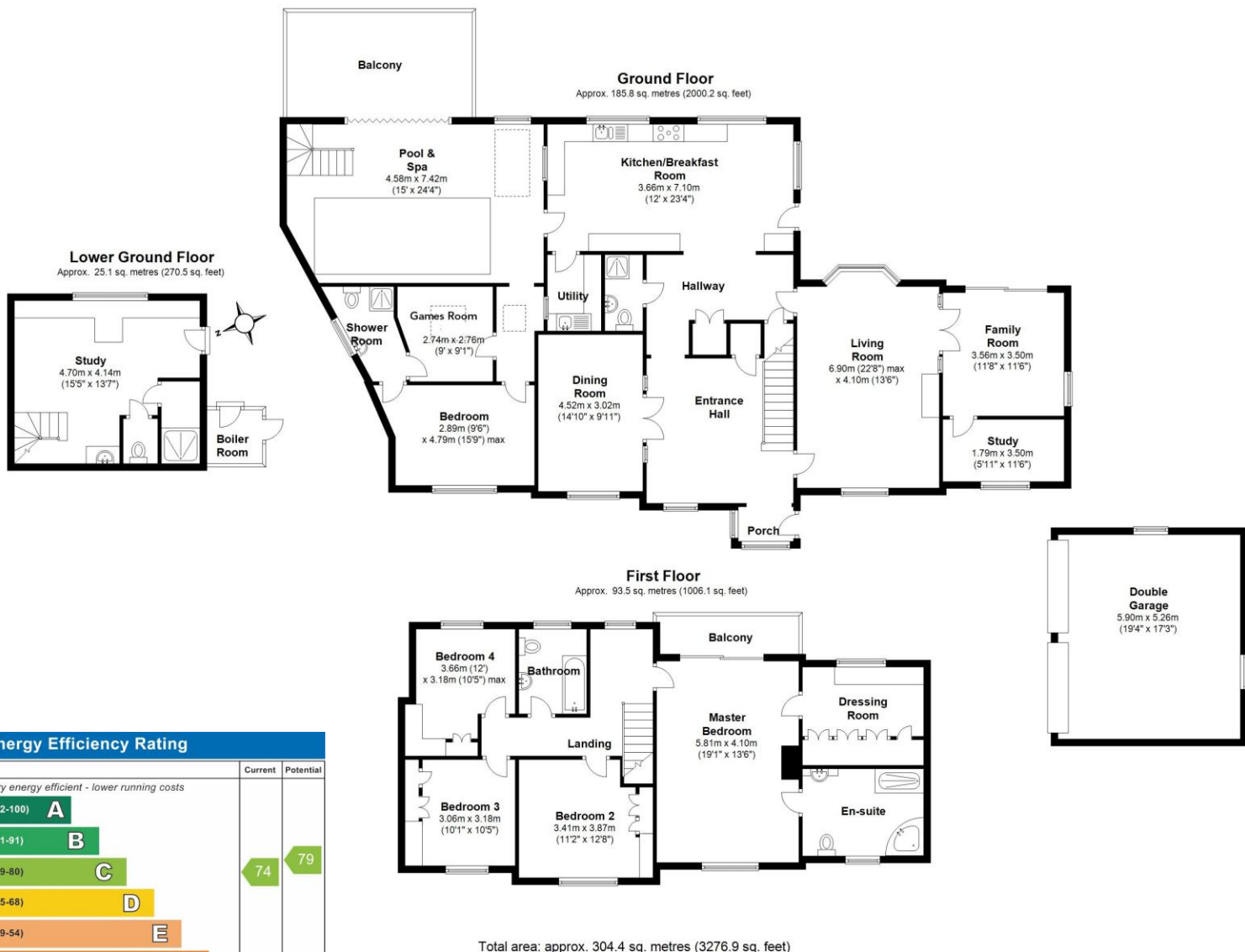
**CLOAKROOM** Fully tiled. Closed coupled WC, pedestal wash hand basin, extractor fan & LED lights. Door to:

**SHOWER ROOM** Fully tiled shower enclosure. Grohe shower controls. Bi-fold glazed door & panel. Pedestal wash hand basin & close coupled WC. Under floor heating. Obscured PVCu double glazed window, towel radiator extractor & LED lights.

**COUNCIL TAX BAND** At the time of preparing these particulars, this property falls within Council Tax Band G.

**FIXTURES AND FITTINGS** Details of fixtures & fittings included in the sale can be made available.

**DIRECTIONS** The property is situated just inside Cliff Road, set back from Dawlish Road, opposite the junction to New Road, just before Dawlish Road dips down to Teignmouth. There is a cliff path walk from Cliff Road down to Teignmouth sea front which takes you through the beautiful Mules Park nearby.



**Disclaimer:** Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendor's agents, and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. The particulars do not constitute, or form part of, an offer or a contract.

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