



# 115 Coombe Vale Road, Teignmouth

Guide Price £350,000 – £375,000





## 115 Coombe Vale Road

Teignmouth

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- HOME WITH INCOME OPPORTUNITY
- FREEHOLD COMPRISING OF TWO APARTMENTS
- MAISONETTE BEAUTIFULLY REFURBISHED BY CURRENT OWNER
- GARDEN AND OFF ROAD PARKING
- FOUR/FIVE BEDROOM MAISONETTE WITH TWO BATHROOMS
- ONE BEDROOM GARDEN FLAT WITH REGULAR INCOME
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- WITHIN EASY REACH OF TOWN AND LOCAL BEACHES



A rare opportunity to acquire the freehold of this substantial property, comprising two self-contained apartments and offering both versatile accommodation and an income-generating investment. The upper maisonette has been thoughtfully modernised by the current owners and provides spacious four/five-bedroom accommodation arranged over two floors, while the ground floor apartment is currently occupied under a lifetime protected tenancy, providing a secure rental income.

The beautifully presented main residence features a welcoming entrance hall, a charming living room with feature fireplace and shuttered windows, a stylish fitted kitchen with integrated appliances and breakfast bar, a versatile dining room/study, utility area, and a contemporary ground floor shower room. Upstairs are four well-proportioned bedrooms, including a dressing room/fifth bedroom option, together with an impressive family bathroom featuring a freestanding roll-top bath and separate walk-in shower.

Externally, the property benefits from off-road parking, an EV charging point, and split garden areas designated for each apartment. Elevated views towards Shaldon and the surrounding countryside can be enjoyed from selected rooms, further enhancing the appeal of this unique home and investment opportunity.

The accommodation briefly comprises

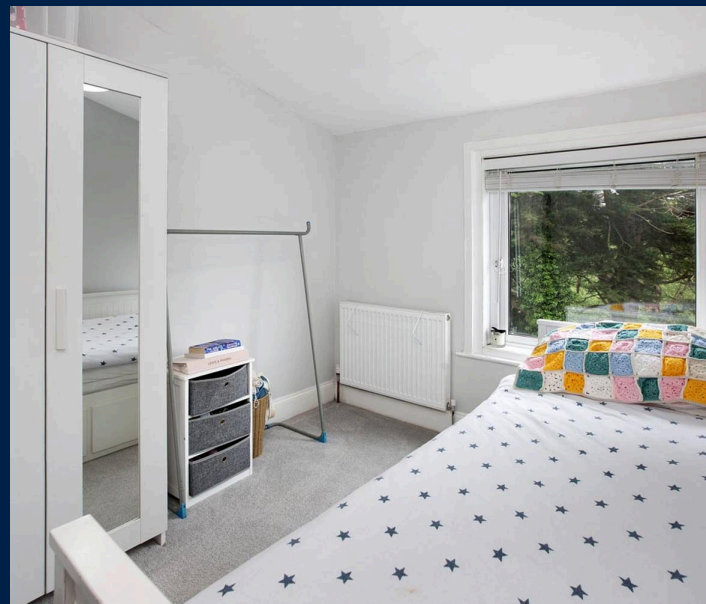
Door into the...

ENTRANCE HALLWAY

Radiator. Under stairs storage

LIVING ROOM

With double glazed window to front aspect fitted with shutter blinds. Feature fireplace, picture rails, radiator.





#### KITCHEN

Fitted with a range of shaker style matching wall and base units, the breakfast bar gives additional work top space and an area to dine. Integrated appliances to include oven and hob with extractor hood over, dishwasher and full size fridge and freezer. Sink and drainer with mixer tap and finished with a wood worktop. uPVC double glazed window to side aspect, obscure double glazed door giving access to the side parking area and access to the garden. Radiator, tiled flooring.

Door leading into the...

#### DINING ROOM/STUDY/ADDITIONAL BEDROOM

With uPVC double glazed window to rear aspect. Radiator.

#### UTILITY AREA

Housing the washing machine and tumble dryer.

#### DOWNSTAIRS SHOWER ROOM

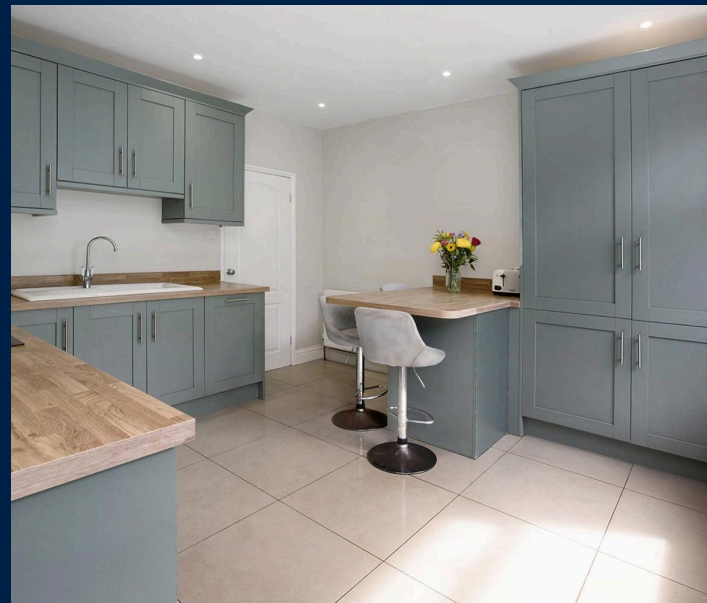
With walk in shower, mains powered dual headed shower over, low level WC with Eco flush, uPVC double glazed window to rear, heated towel rail, twin vanity style basin, built in storage, tiled flooring. Cupboard housing combi boiler.

#### FIRST FLOOR LANDING

Access to loft space.

#### BATHROOM

With free standing roll top bath with mixer tap and shower attachment over, floor standing Victorian style heated towel rail, pedestal wash hand basin, WC with Eco flush, walk in shower cubicle with mains powered shower over and glass screen, two obscure double glazed windows to rear aspect.



### BEDROOM THREE

uPVC double glazed window to rear aspect. Radiator.

### BEDROOM TWO

uPVC double glazed window to side aspect with views towards Shaldon and the countryside. Radiator.

### BEDROOM ONE

uPVC double glazed window to front aspect fitted with shutter blinds and featuring picture rails. Radiator.

### DRESSING ROOM/BEDROOM FOUR

uPVC double glazed window to front aspect fitted with shutter blinds. Radiator.

### GARDEN APARTMENT

A one bedroom garden apartment with access to its own area of patio and garden. Tenants in situ on a protected lease with an approx. regular rental income of £520pcm.

### OUTSIDE

To the side of the property there is OFF ROAD PARKING for approximately one vehicle and an EV charging point. Steps and a pathway lead down to the garden. The garden has been separated into two areas, one for the ground floor and one for the upstairs apartment.

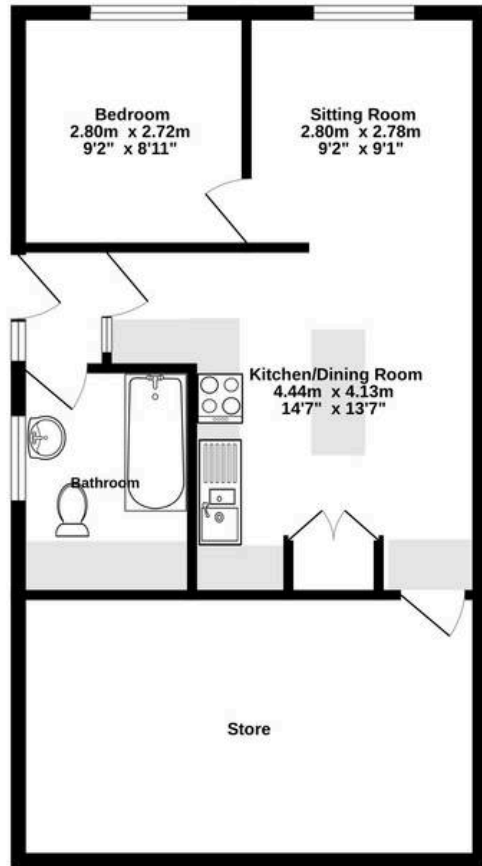
Viewing comes highly recommended to appreciate the vast accommodation on offer.

Council Tax Band C and Band A for the Garden Flat

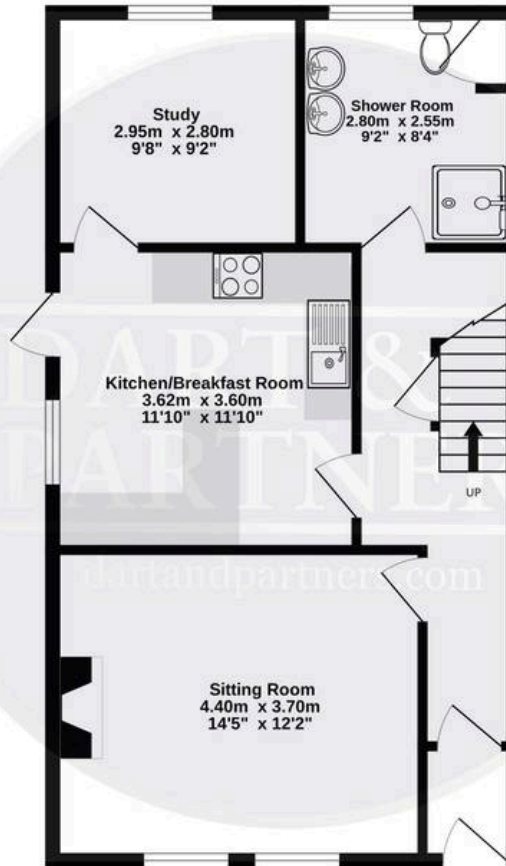
EPC BAND C and Band E for Garden Flat



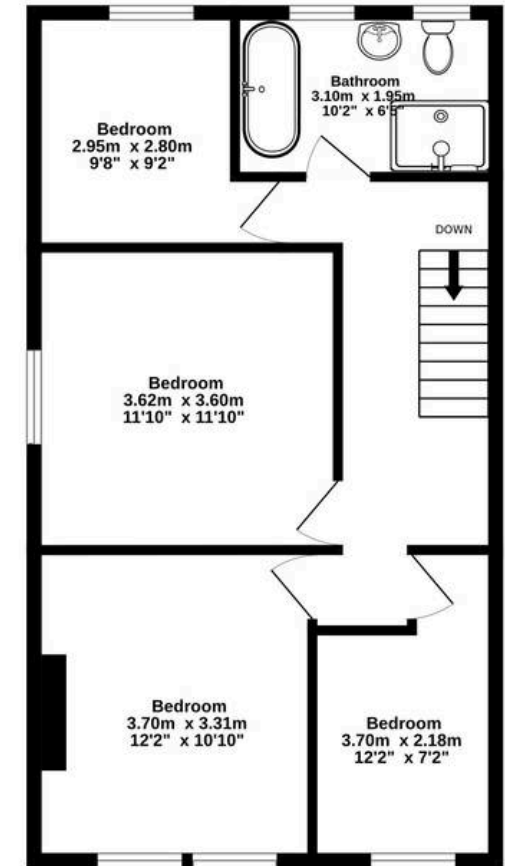
Lower Ground Floor  
55.4 sq.m. (597 sq.ft.) approx.



Ground Floor  
54.8 sq.m. (590 sq.ft.) approx.



1st Floor  
55.0 sq.m. (592 sq.ft.) approx.



**TOTAL FLOOR AREA : 165.3 sq.m. (1780 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.

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