



56 Maudlin Drive, TEIGNMOUTH

In Excess of **£1,000,000**





56 Maudlin Drive

TEIGNMOUTH, Teignmouth

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- EXCEPTIONAL HOME IN HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- PANORAMIC SEA AND COASTAL VIEWS
- FANTASTIC OPEN PLAN LIVING AREA WITH OUTSTANDING OUTLOOK
- KITCHEN WITH HIGH END APPLIANCES, DINING AREA
- FIVE DOUBLE BEDROOMS, TWO BATHROOMS
- BALCONY ENJOYING OUTSTANDING VIEWS
- LANDSCAPED SOUTH FACING GARDENS, PAVED TERRACES
- INTEGRAL GARAGE AND PARKING
- AIR SOURCE HEAT PUMP AND SOLAR SYSTEM ENHANCING ENERGY EFFICIENCY



Dart & Partners are delighted to offer for sale this truly exceptional home, located in an extremely sought after residential location with uninterrupted panoramic views. Other features/benefits include: an air source heat pump and solar system enhancing the energy efficiency of this home.

56 Maudlin Drive is a newly completed project which represents a rare opportunity to acquire a beautiful lifestyle home on an elevated plot extending to just over 280 square meters of internal accommodation and situated on a generous plot with commanding panoramic views over Teignmouth to the river Teign estuary taking in Shaldon, Ringmore, heading inland along the Teign estuary with Dartmoor in the distance and with views to the Ness, Babbacombe coastline, towards the Orestone rock and out to sea. The property sits on a remarkable plot. The current owners have extensively renovated and remodelled this home to create what you see today. With each material, fixture and fitting being carefully hand picked to ensure the house has a luxurious and quality feeling throughout.

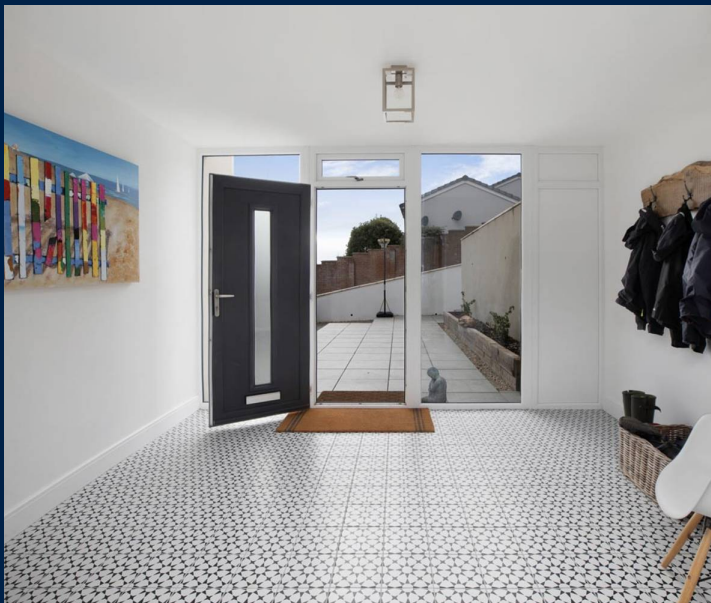
Internally, the accommodation is generous and versatile which includes a fantastic open plan living area having been intelligently designed to maximise the outstanding outlook. Most of the top floor is allocated to a free flowing living area with exposed steel beam-work. The main reception area is dual aspect with three uPVC double glazed windows enjoying a southerly aspect taking in the aforementioned views. There is under floor heating which continues throughout the property and a Panadero feature multi-fuel burner with attractive tiled surround. The dining area has two uPVC double glazed windows enjoying the rural aspect and the superb kitchen boasts a centre island, high end appliances under quartz work tops, an atrium style skylight window and aluminium double glazed bi-folding doors leading to a porcelain paved sun terrace.





On the same level is a utility room and accessed via an inner hallway is a cloakroom, south facing bedroom and the main bedroom suite which benefits from a walk-in wardrobe, a luxury en-suite shower room and a private balcony. The balcony is fully enclosed and canopied with glazed balustrading, enjoying a high degree of privacy and seclusion, whilst taking in the stunning views. Downstairs, on the entry level, can be found the welcoming main entrance with glazed side screens into a tiled entrance vestibule with double doors opening to a reception hallway. Stairs rise to the upper floor and there are doors to a second utility room with sink unit and a courtesy door leads to the garage. A lower hallway leads to three further bedrooms with two opening onto a south facing sun terrace, and similar views are enjoyed from the lower floor. A family bathroom completes the internal accommodation.

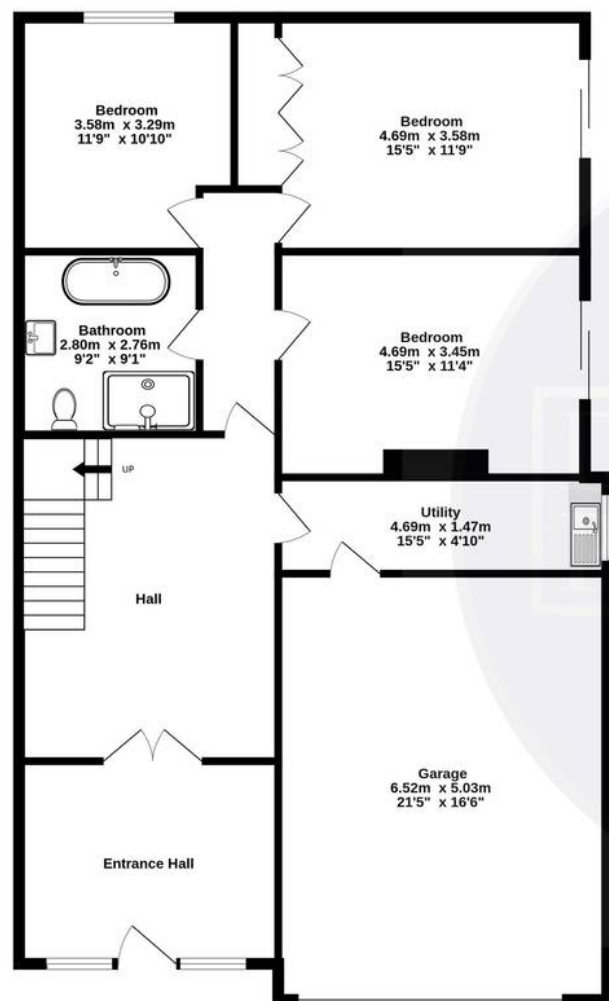
Externally, the ground have been imaginatively landscaped enjoying privacy and south facing views. There are various porcelain paved terraces which enjoy the passage of the sun throughout the day. The property is approached via pillared and gated access onto a block paved sweeping driveway providing extensive off road parking and lined by well stocked and mature borders, with access to the main lawns. The driveway leads to the integral double garage with electric roller door, double glazed window, power and lighting, with courtesy door to the rear. The upper terrace is accessed seamlessly from the kitchen, there is an additional raised wood effect tiled seating/entertaining area, with space for a hot tub. There is a paved hardstanding/plinth, currently housing a large garden shed which provides a superb spot for a summer house/studio where the best of the views are enjoyed. There is drainage, electric and water supply in place, and services are also sited in the lower garden, which offers potential for a Shepherd's Hut/studio for possible holiday letting accommodation.



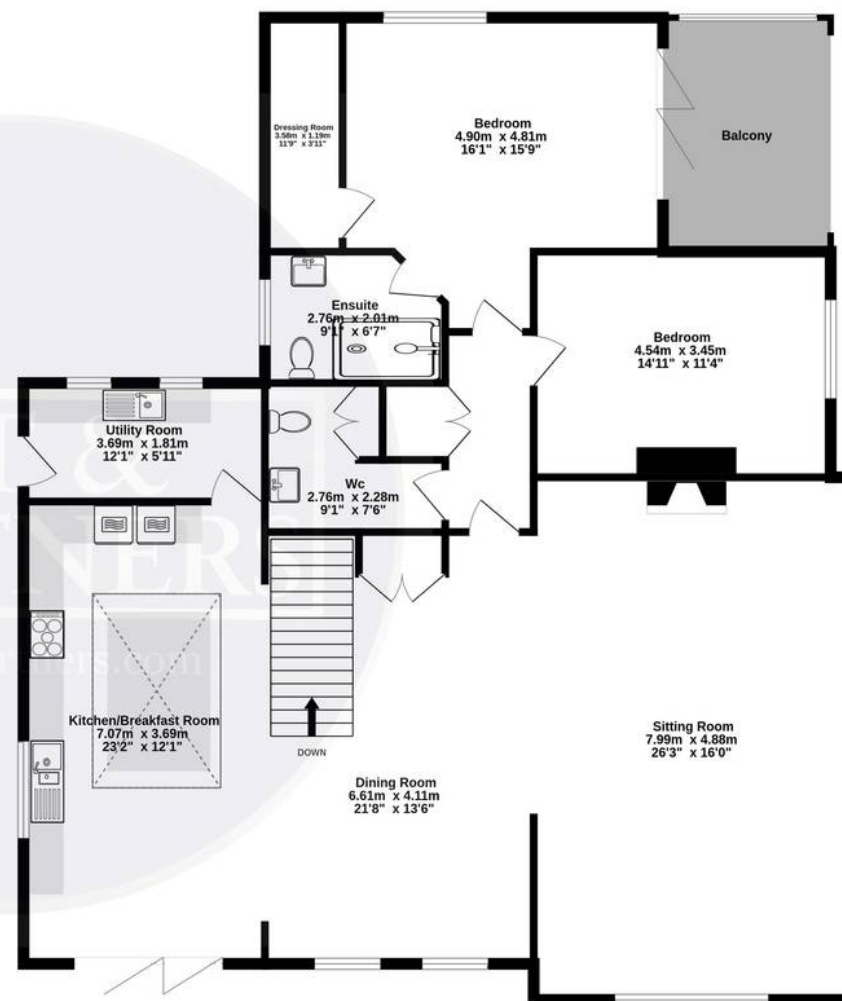
Other features/benefits include: an air source heat pump and solar system enhancing the energy efficiency of this home.



Ground Floor
130.0 sq.m. (1399 sq.ft.) approx.



1st Floor
152.9 sq.m. (1646 sq.ft.) approx.



TOTAL FLOOR AREA : 282.9 sq.m. (3045 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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