



Three Bedroom Semi Detached Family home situated in a cul-de-sac on the outskirts of Teignmouth.

12 Amethyst Drive | Teignmouth | TQ14 8GD

complete.

thoroughly good property agents



PROPERTY TYPE

Semi-Detached house



SIZE

788 sq ft



LOCATION

Town



AGE

Modem



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

C



COUNCIL TAX BAND

C



in a nutshell...

- Spacious Lounge
- Kitchen / Dining room
- Downstairs WC
- Sea glimpses from Bedrooms
- Situated in a Cul-de-sac
- Convenient location
- Front and Rear Gardens
- Off road Parking
- Garage





the details...

The property is conveniently located, with shops, schools, and excellent transport options nearby, making it an ideal choice for daily living. Nearby bus stops serve Newton Abbot, Teignmouth, and Exeter, and the mainline Teignmouth train station is only a short drive away, with regular services to London Paddington in less than three hours.

Stepping inside the property, you are greeted by a Hallway entrance with access to a downstairs WC and the spacious carpeted Lounge, ideal for relaxation and family gatherings. The carpeted staircase to the first floor is located in the lounge, and there is a handy storage cupboard below it.

A bright and airy Kitchen / Dining room leads from the lounge, making it ideal for family meals and entertainment. The kitchen features wall and floor mounted units, rolled edge work surfaces, and tiled flooring. There is an integrated fridge/freezer and dishwasher, as well as a convenient space for a freestanding washing machine. There is also an electric oven, hob, and cooker hood above. There is a double glazed window and a double glazed patio door to the rear, which opens into the garden.

On the first floor, three decent-sized bedrooms branch off the carpeted landing area, two of which are to the rear and have sea views. The main bedroom on the front aspect also has sea views, some built-in storage space, and a convenient shower room Ensuite. The integral family bathroom, which features a matching three-piece white suite, as well as the downstairs WC, add to the home's convenience.

Outside, the property is complemented by level front and rear gardens that are mostly lawn, with the rear garden also featuring a paved sun patio and decked seating area to catch the evening sun. The rear garden offers plenty of space for outdoor family activities.

The driveway in front of the Garage provides off-road parking for one vehicle. The Garage is accessed via an up and over style door, which opens into a spacious storage area with power and lighting. The garage is also accessible from the rear garden.



Material Information (Subject to Legal Verification)

Tenure - Freehold

EPC - C

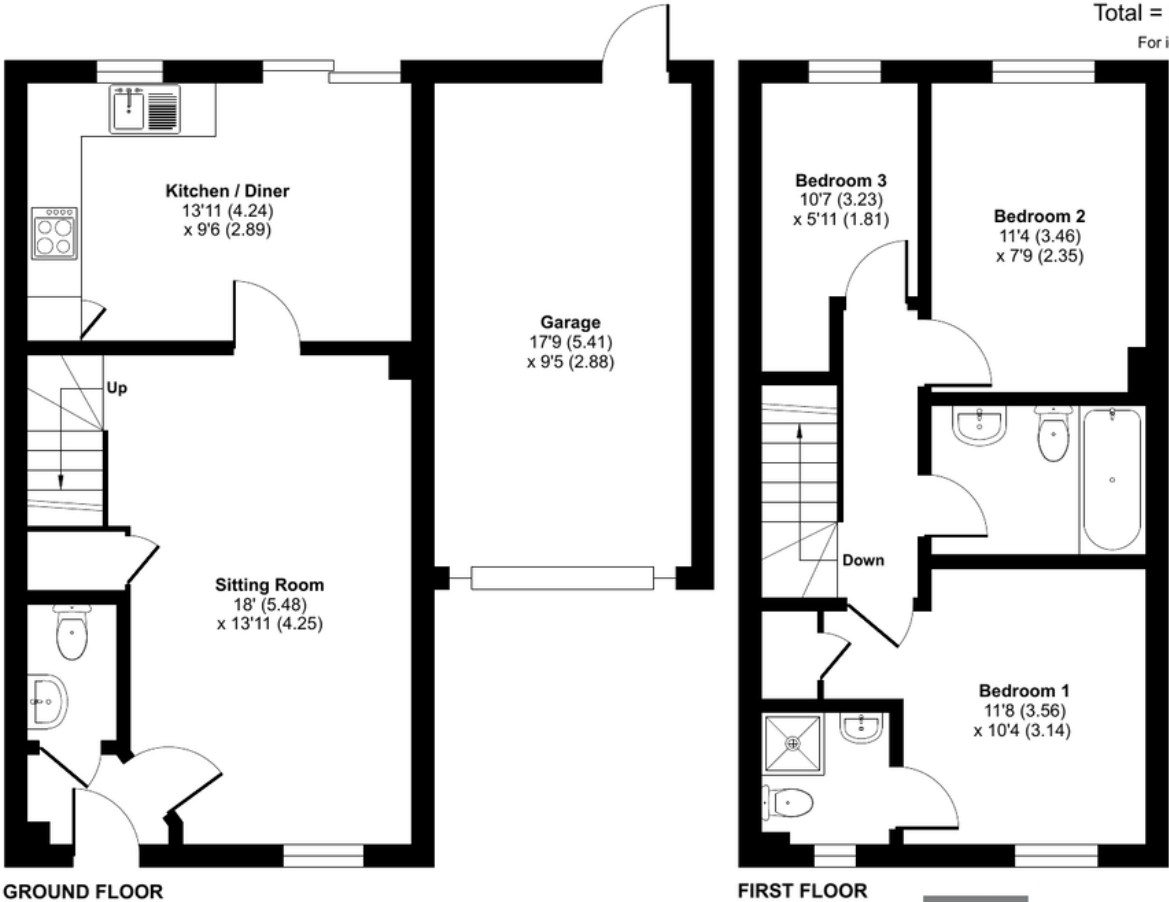
Council Tax Band - C

Service Charge - £403



Amethyst Drive, Teignmouth, '

Approximate Area = 788 sq ft / 7
Garage = 168 sq ft / 1
Total = 956 sq ft / 8
For identification only



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Ashtons Complete (Complete Property). REF: 1254621





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A fee is payable for the completion of these checks:

- Vendors: £25 + VAT per person
- Purchasers: £37.50 + VAT per person

The applicable fee is payable when the AML verification process is requested and covers the cost of carrying out the required identity and AML checks. Additional checks may be required where necessary to satisfy our legal and regulatory obligations.

Please note that payment of the AML verification fee does not guarantee that a transaction will proceed and does not form part of our estate agency commission.



the location...

Travel

New Road – Bus Stop - 0.13mi

Woodway Road – Bus Stop - 0.23mi

Teignmouth Rail Station – 0.82mi

Schools

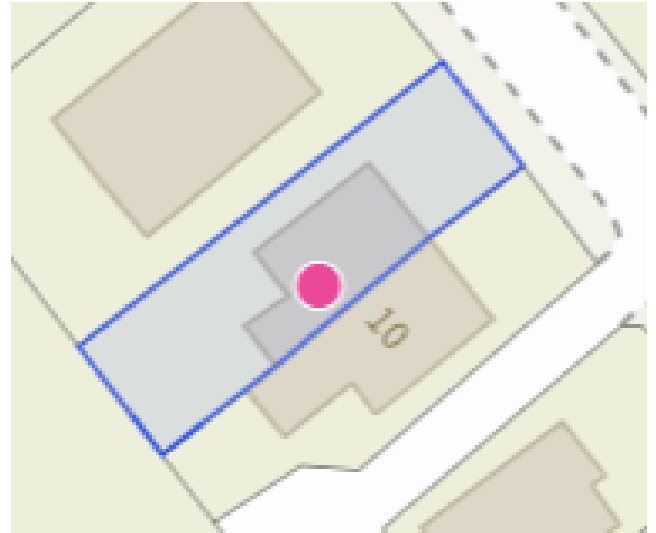
Trinity School – 0.54mi

Hazeldown School 0 0.66mi

Teignmouth Community School – 0.73mi

Please check Google maps for exact distances and travel times.

Property postcode: TQ14 8GD



Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

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