



A fabulous, modern family home with three bedrooms, master en-suite, a garage, parking and an enclosed garden, on a modern development in the popular seaside town of Teignmouth, close to local shops, schools and amenities!

1 Amethyst Drive | Teignmouth | TQ14 8GD





PROPERTY TYPE

Link Detached
Freehold



SIZE

963 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Garage & Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

78 (C)



COUNCIL TAX BAND

D



in a nutshell...

- Modern, spacious fitted kitchen/dining room
- Light and airy living room
- Downstairs cloakroom/utility
- Three double bedrooms
- Master en-suite shower room
- Low maintenance rear garden
- Garage and off road parking
- Close to local shops, schools and amenities
- Near excellent public transport links





the details...

New to the market is this fabulous, modern family home with three bedrooms, master en-suite, a garage, parking and an enclosed garden, on a modern development in the popular seaside town of Teignmouth.

Inside, it is well-presented with a light and neutral décor throughout and feels warm and welcoming with gas central heating and double glazing. The accommodation comprises of, on the ground floor, an entrance hallway with a staircase to the first floor, and a cloakroom/utility with a hidden-cistern WC, a basin, a worktop with space and plumbing beneath for a washing machine, and an airing cupboard containing an unvented hot water cylinder, a spacious living room, filled with light from two windows to the side and a fabulous bay window to the front, and across the hallway there is a similarly sized kitchen/dining room with another bay window to the front and a window and French doors to the garden. The kitchen is modern, with plenty of worktop and cupboard space, and it has a comprehensive range of integrated appliances including a fridge/freezer, double oven, a dishwasher and a gas hob. There is plenty of room for a dining table and seating, perfect for any occasion.

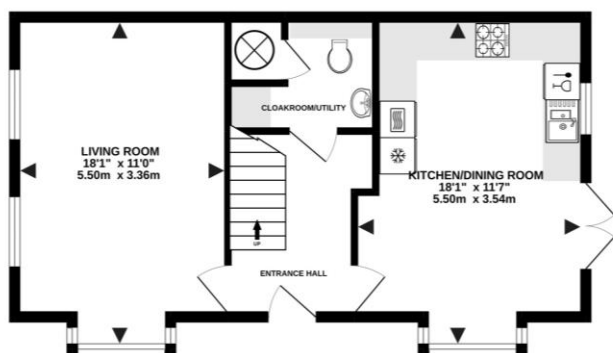
Upstairs, the master bedroom is a light and airy double with a built-in wardrobe, dual-aspect windows, and an en-suite shower room containing a shower, a hidden-cistern WC and a basin, and there are two further light and airy bedrooms, a double with dual aspect windows from where there is a glimpse of the sea, and a single, currently used as a study, ideal for those working from home. A family bathroom contains a bath with a shower attachment, a hidden-cistern WC and a basin, and a hatch in the landing ceiling provides access to the loft space.

Outside, there is a low maintenance, fully enclosed garden which is child and pet friendly. It has a terrace of paving and an expanse of gravel beneath a pergola adorned in clematis, making a fabulous outside space for a barbecue or alfresco dining. A gate at the side provides alternative access and there is a single garage adjacent to the garden, with lights and power an up and over door, and parking for one vehicle immediately in front with more available on-road nearby if required.

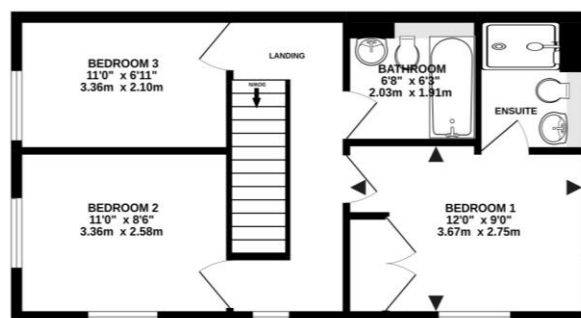


the floorplan...

GROUND FLOOR
490 sq.ft. (45.5 sq.m.) approx.



1ST FLOOR
473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 963 sq.ft. (89.5 sq.m.) approx.

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the location...

Teignmouth has a great deal to offer, not least its superb sandy beach, award winning children's play area and the nearby golf courses. Water sport activities are well catered with two sailing clubs, deep water moorings and a diving school. This picturesque town has a Victorian Pier, a new theatre, a wide selection of bars and restaurants, and well-known shops and supermarkets including Lidl and Morrisons. It also benefits from easy access to the A380, the mainline railway station at Teignmouth and the International Airport at Exeter.

Shopping

Late night pint of milk: SPAR 1.1 miles

Teignmouth town centre: 1.2 miles

Supermarket: Lidl 1.1 miles

Relaxing

Beach: Teignmouth 1.1 miles

Eastcliff Park: 0.7 mile

Teignmouth Golf Course: 2.1 miles

Travel

Bus stop: Teignmouth Rd 0.2 mile

Train station: Teignmouth 1 mile

Main travel link: A380 5.2 miles

Airport: Exeter 17.7 miles

Schools

Hazeldown Primary School: 1 mile

Teignmouth Community School: 1.2 miles

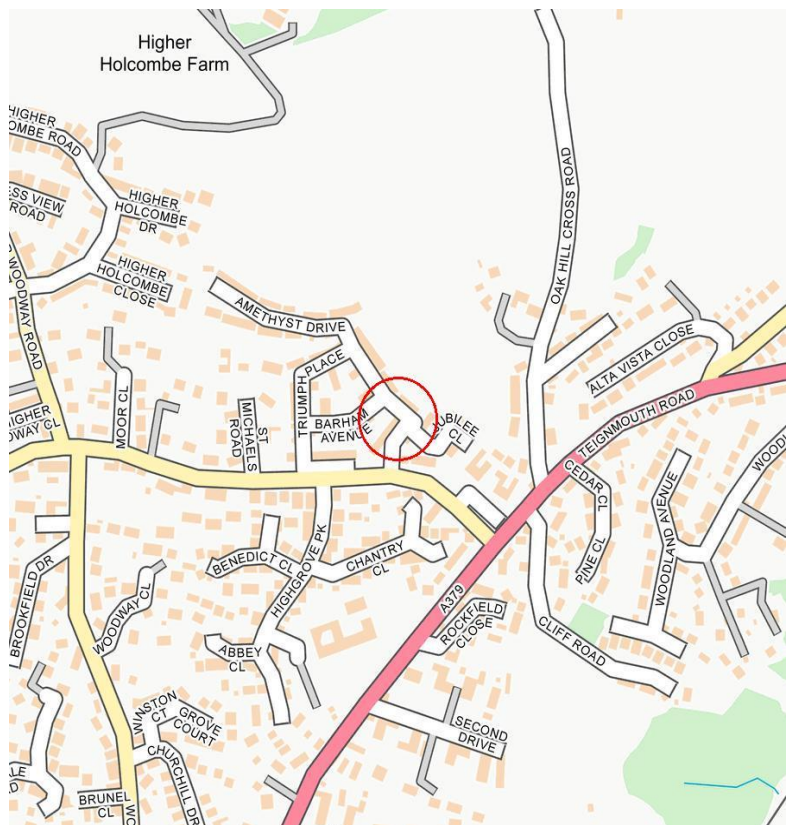
Trinity School: 0.7 mile

Please check Google maps for exact distances and travel times.

Property postcode: TQ14 8GD

how to get there...

From our Teignmouth office, follow the road out of town (Orchard Gardens). At the roundabout, take the third exit onto Exeter Road. Continue past the train station on the left hand side and take the first exit at the roundabout on to Myrtle. Turn left onto Dawlish Road. Continue for some distance and turn left onto New Road. Turn right onto Elizabethan Way, turn left onto Amethyst Drive where you will find the property.





Need a more complete picture? Get in touch with your local branch...

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