



A Modern And Versatile Four Bedroom Reverse-Level Family Home With South-Westerly Rural Views, An Enclosed Garden, Off-Road Parking And A Workshop, Set Within The Popular Teign Gardens Development.

3 Admirals Walk | Teignmouth | TQ14 9NG





PROPERTY TYPE

Semi Detached House



SIZE

1,528 sq ft



LOCATION

Town



AGE

1950s, 1960s and 1970s



BEDROOMS

4



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Off Road Parking



OUTSIDE SPACE

South Facing Garden,
Balcony



EPC RATING

B



COUNCIL TAX BAND

D



in a nutshell...

- Popular Teign Gardens Development
- Four Well-Proportioned Bedrooms
- Spacious Reverse-Level Accommodation
- Modern Fitted Kitchen With Integrated Appliances
- Open-Plan Reception Room With Bi-Folding Doors
- South-Westerly Sun Terrace With Far-Reaching Views
- Family Bathroom And En-Suite Shower Room
- Enclosed Low-Maintenance Garden And Off-Road Parking
- Workshop, Store Room And Solar Photovoltaic Panels







the details...

An excellent opportunity to purchase this modern and extended four-bedroom semi-detached family home, ideally positioned within the popular Teign Gardens development and conveniently located for nearby primary and secondary schools. Arranged over two floors in a reverse-level design, the property offers spacious and versatile accommodation, complemented by an enclosed rear garden, a sun terrace, off-road parking and impressive views across the surrounding countryside.

The property is entered through a smoked double-glazed entrance door into a contemporary fitted kitchen, which features a comprehensive range of cupboard and drawer units with laminate work surfaces and attractive tiled splashbacks. Appliances include a brushed-chrome four-ring gas hob with a chimney-style extractor above and an integrated double oven housed within a tall larder unit. There is also space for an American-style fridge freezer, along with space and plumbing for a dishwasher. A stainless-steel sink, recessed lighting and a wall-mounted gas boiler complete this practical and well-appointed room.

From the inner hallway, a glazed door opens into the property's particularly appealing L-shaped reception room. Designed to create a sociable and free-flowing living space, the room incorporates both comfortable sitting and dining areas. The dining area enjoys an outlook over the front of the property, while the sitting room opens through aluminium bi-folding doors with integrated blinds onto the rear sun terrace.

The terrace is enclosed by metal balustrading and provides a wonderful setting for outdoor dining, entertaining or simply enjoying the outlook. Panoramic views extend towards Haldon Moor, across the nearby Coombe Valley Nature Reserve and West Teignmouth, and onwards towards Bishopsteignton and the surrounding open farmland.

A dog-leg staircase descends to the lower floor, where the sleeping accommodation is arranged around a central hallway with useful built-in storage. There are four bedrooms in total, providing flexibility for families, home working or visiting guests. The rear-facing bedroom benefits from pleasant, far-reaching rural views and its own en-suite shower room, fitted with a glazed shower enclosure, Mira shower, WC, vanity wash basin and heated towel rail.

The remaining bedrooms are served by a modern family bathroom with fully tiled walls and flooring. The white suite includes a P-shaped shower bath with a curved glazed screen and multifunction shower attachment, a WC, pedestal wash basin, recessed shelving and a ladder-style heated towel rail.

A useful utility room provides additional storage and workspace, together with a stainless-steel sink, plumbing for a washing machine and space for a further under-counter appliance. A glazed door leads directly from the utility room into the rear garden.

Outside, a concrete driveway at the front provides off-road parking. The sloping front garden has steps leading down to a pathway, which continues around the side of the property to the rear garden. The fully enclosed rear garden has been designed with ease of maintenance in mind and is predominantly decked, creating a secure and practical outdoor space for children, pets and entertaining. The garden also enjoys views over nearby farmland and benefits from sunshine throughout much of the day.

A workshop and adjoining store room are positioned beneath the parking area, offering excellent storage or hobby space. Similar areas within neighbouring properties have been adapted to provide additional accommodation, subject to obtaining all necessary planning permissions and building regulation approvals.

Further benefits include gas central heating, double glazing and solar photovoltaic panels. Prospective purchasers are advised to seek appropriate legal guidance regarding the ownership of the panels, any feed-in tariff arrangements and any third-party agreements that may apply.

the floorplan...

Approximate Gross Internal Area 1529 sq ft - 142 sq m

Lower Ground Floor Area 940 sq ft – 87 sq m

Upper Ground Floor Area 589 sq ft – 55 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

complete.



the location...

Travel

Admirals Walk – Bus Stop – 0.06Mi

Hazeldown School, Maudlin Drive – Bus Stop – 0.23

Teignmouth Rail Station – Train Station – 1.06

M5 – Motorway – 8.29

Schools

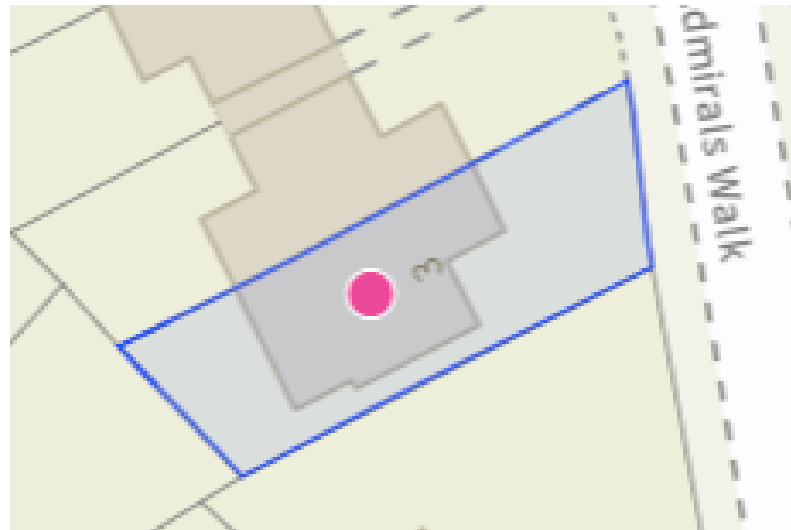
Hazeldown School – 0.24

Trinity School – 0.44

Teignmouth Community School – 0.83

Please check Google maps for exact distances and travel times.

Property postcode: TQ14 9NG



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