



**1 Lower Doveteign Farm**  
Teignmouth, Devon, TQ14 9NS

Established

**RENDELLS**

1816

# 1 Lower Doveteign Farm

Teignmouth, Devon, TQ14 9NS

Price Guide £1,100,000

This property is a beautifully presented and extremely well appointed new detached four bedroom barn conversion which offers both spacious and versatile accommodation along with a wonderful country setting with both valley and distant sea views. Individually designed to provide contemporary living accommodation and offered with brand new 10-year warranty.

## Situation:

The property is situated along a quiet country lane and at the end of a private driveway. Set in a wonderful country location just a short drive to Teignmouth and the Devon coastline, along with a main line train station into Exeter and beyond. Good local schooling is also nearby along with Haldon Forest and a popular local Golf Club.

## Accommodation:

Walking through from the front door you'll be comforted by underfloor heating in the winter and cool tile in the summer, into the large open kitchen/dining room with patio doors onto the terrace to enjoy the views over the coast. Moving from the kitchen down some steps there will be a large sitting room with doors onto the terraced decking area, above the sitting room you will find a mezzanine snug perfect for reading. Leading from the kitchen the utility room, family bathroom and 4 double bedrooms, the master bedroom boasting a dressing room and en-suite with door out onto the terrace.

Outside there is plenty of space for parking, around to the side and rear of the barn the terraced deck area where you can enjoy the beautiful views across the valley and beyond to the coast. There will also be a large area of lawn and wild flower boarders. Next to the house the Nissan hut will be converted into an additional space for a studio or an office.



**Services:**

Mains electricity, Mains Gas Central Heating, a brand new water treatment plant, private drainage, underfloor heating and fibre broadband.

**Local and Planning Authority:**

Teignbridge District Council, Forde House, Brunel Rd, Newton Abbot TQ12 4XX

**Council tax band:** TBC

**Energy Performance Certificate:** TBC

**Tenure:** The property is freehold with vacant possession.

**Wayleaves, Rights & Easements:**

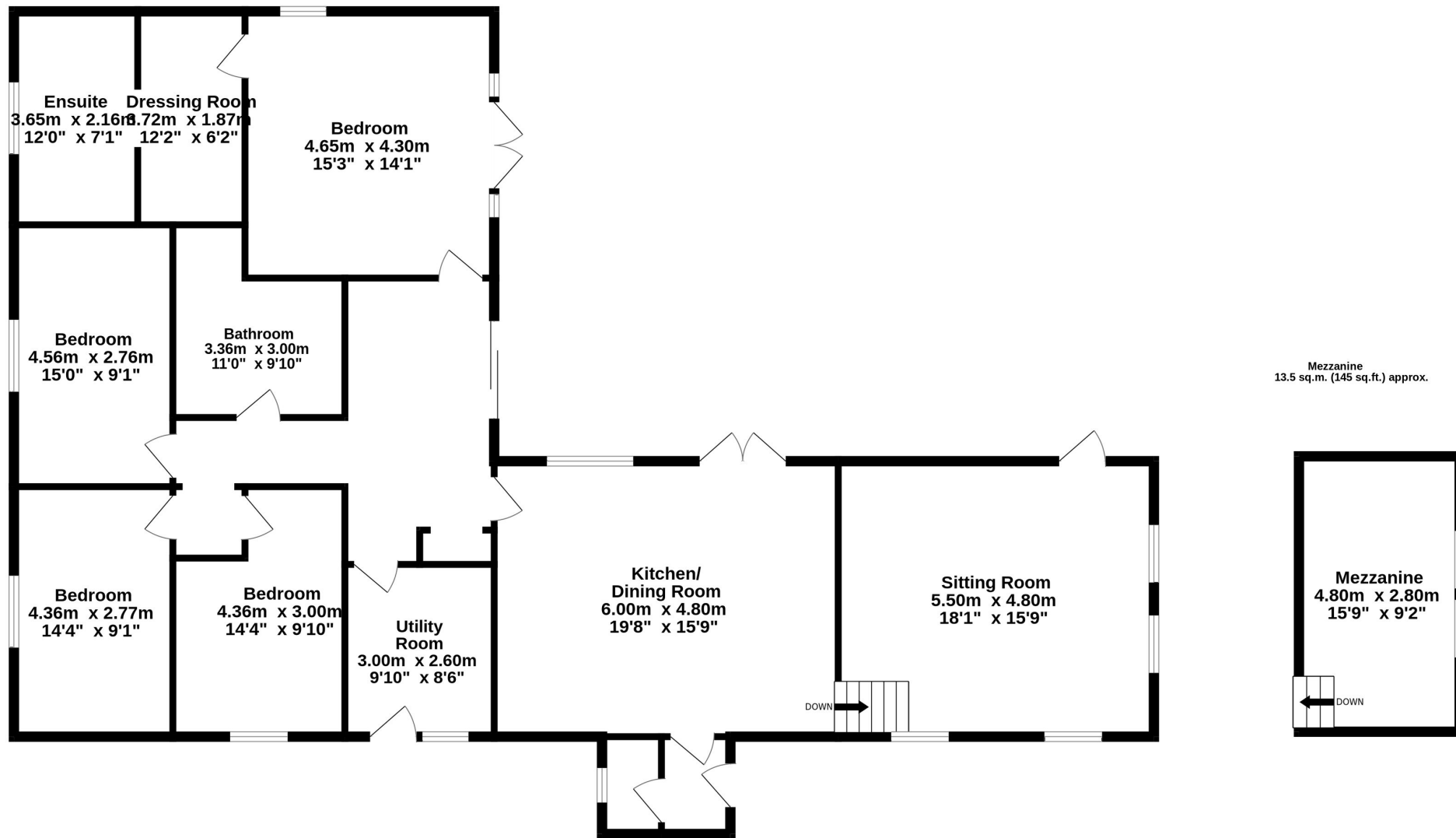
The property is sold subject to any wayleaves, public or private rights of ways, easements and covenants and all outgoings, whether mentioned in the sales particulars or not.

**Boundaries, Roads & Fencing:**

The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges.

**Viewings Strictly by appointment only through Rendells Estate Agents, Tel: 01626 353881**





**Consumer Protection from Unfair Trading Regulations 2008**

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property

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