



A beautifully presented and thoughtfully configured two bedroom home, set in the highly sought-after coastal town of Teignmouth, enjoying breath-taking rural and estuary views. Offering spacious and versatile accommodation, with a stunning reverse living open-plan kitchen/dining space, landscaped gardens and off-road parking for three vehicles, this impressive home perfectly balances modern living with scenic surroundings.

32 Gilbert Avenue | Teignmouth | TQ14 9NN



thoroughly good property agents



PROPERTY TYPE  
End Terrace



SIZE  
1,421 sq ft



LOCATION  
Town



AGE  
1960's-70's



BEDROOMS  
2



RECEPTION ROOMS  
2



BATHROOMS  
2



WARMTH  
Gas Central Heating



PARKING  
Off Road Parking



OUTSIDE SPACE  
Garden, Balcony, Patio



EPC RATING  
C - 69



COUNCIL TAX BAND  
D



### in a nutshell...

- Additional versatile studio/snug/reception space
- Spacious open-plan kitchen/dining room
- Modern fitted shower room and separate family bathroom
- Landscaped rear garden with multiple entertaining areas
- Stunning rural and estuary views
- Balcony with panoramic outlook
- Off-road parking for multiple vehicles
- Large wooden workshop
- Viewing highly recommended





## the details...

Situated in a desirable position within Teignmouth, this beautifully presented home offers a superb blend of space, style and versatility. With reverse living to enjoy the far reaching views.

Upon entering, you are welcomed into a bright and inviting hallway providing access to well-proportioned bedrooms, including two generous double rooms, both benefiting from fitted storage, and a versatile additional room currently arranged as a studio/snug, ideal for home working or guest accommodation. A sleek, contemporary shower room and a separate utility area add practicality to the lower level.

Ascending to the upper floor, the heart of the home unfolds. A spacious reception room provides a flexible living area, filled with natural light and opening onto a private balcony, where far-reaching panoramic views across the Coombe Valley Nature Reserve, the Teign Estuary and towards Shaldon and the sea can be enjoyed.

The impressive open-plan kitchen/dining room is perfectly designed for modern living and entertaining. Featuring a range of stylish units, ample worktop space and a Rangemaster cooker, the kitchen flows seamlessly into a generous dining area with direct access to the rear garden, creating an effortless indoor-outdoor lifestyle.

The family bathroom is finished to a high standard with contemporary fittings and elegant tiling, complementing the home's overall neutral and tasteful décor throughout.

Externally, the property continues to impress. The landscaped rear garden has been thoughtfully designed with split-level decking, seating areas and planted borders, providing an ideal space for relaxing or entertaining. To the front, a well-maintained garden, a substantial wooden cabin offering excellent storage or potential workspace, and off-road parking for three vehicles complete the picture.



Further benefits include close proximity to local amenities and the beautiful Coombe Valley Nature Reserve, as well as excellent potential for loft conversion (subject to the necessary consents), offering scope to further enhance this already exceptional home.

This is a rare opportunity to acquire a stylish and versatile property in a sought-after coastal location, offering both tranquillity and convenience in equal measure.

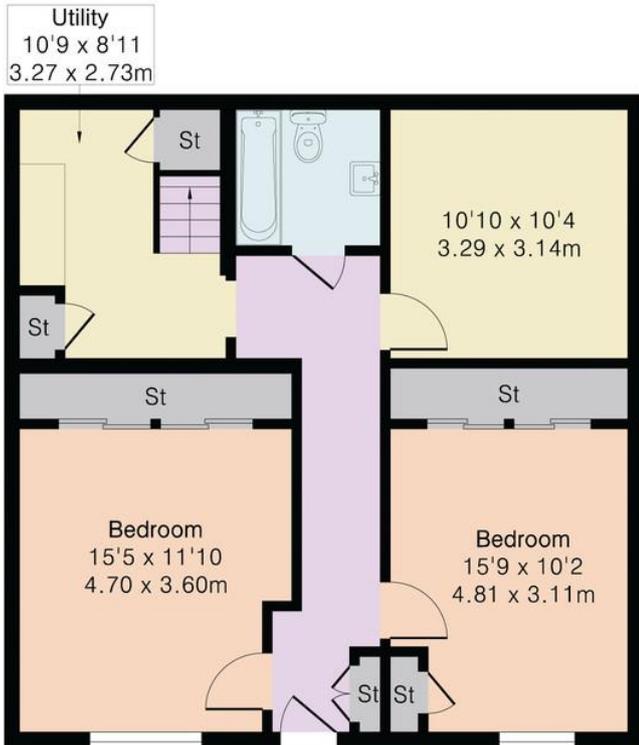


the floorplan...

**Approximate Gross Internal Area 1424 sq ft - 132 sq m**

Lower Ground Floor Area 712 sq ft – 66 sq m

Ground Floor Area 712 sq ft – 66 sq m



Lower Ground Floor



Ground Floor



## the location...

### Travel

Hazeldown School

0.31mi •

Trinity School

0.50mi •

Our Lady And St Patrick's Roman Catholic Primary School

0.62mi •

Teignmouth Community School, Exeter Road

0.87mi •

### Schools

Admirals Walk

0.12 mi • Bus stop or station

Keats Close

0.19 mi • Bus stop or station

Coombe View, Moorview Drive

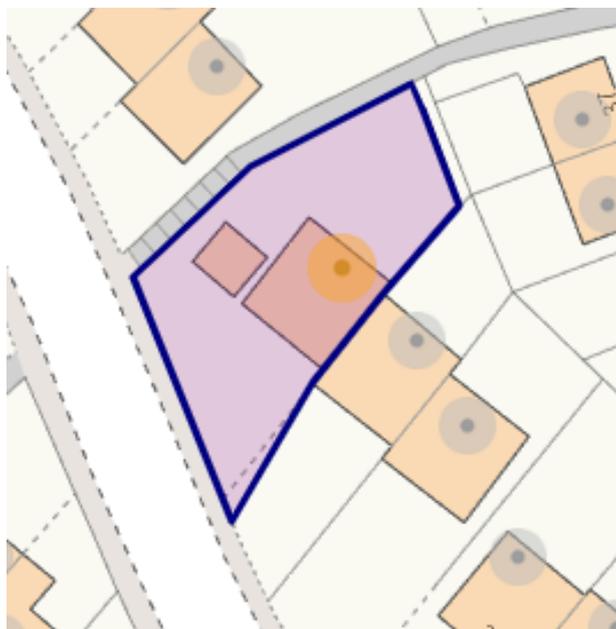
0.24 mi • Bus stop or station

Teignmouth Rail Station

1.10 mi • Train station

Please check Google maps for exact distances and travel times.

**Property postcode: TQ14 9NN**



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.

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY.** All measurements and sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. © Unauthorised reproduction prohibited.

As part of the service we offer we may recommend ancillary services to you which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services, but where you do you should be aware of the following referral fee information. You are also free to choose an alternative provider. To find out more about this, please speak to a member of the team.



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

Tel [01626 870 870](tel:01626870870)  
Email [teignmouth@completeproperty.co.uk](mailto:teignmouth@completeproperty.co.uk)  
Web [completeproperty.co.uk](http://completeproperty.co.uk)

Complete  
13 Wellington Street  
Teignmouth  
Devon  
TQ14 8HW

Are you selling a property too? Call us to get a set of property details like these...

selling

letting

land &  
new homes

signature  
homes

**complete.**