



Spacious And Stylish Five Bedroom Detached Home With Two En Suites, Garage, Driveway And Enclosed Garden, Ideally Positioned In A Desirable Teignmouth Development Close To Amenities, Scenic Walks And The Coast.

20 Amethyst Drive | Teignmouth | TQ14 8GD





PROPERTY TYPE

Detached Town House



SIZE

1,636 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

5



RECEPTION ROOMS

2



BATHROOMS

3



WARMTH

Gas Central Heating



PARKING

Garage, Off Road Parking,
EV Charging (private)



OUTSIDE SPACE

Garden



EPC RATING

C - 79



COUNCIL TAX BAND

F



in a nutshell...

- Garage And Tandem Driveway Parking For Two Vehicles
- Two Generous Reception Rooms
- Stylish Open Plan Kitchen/Breakfast Room
- Principal Bedroom With En Suite Shower Room
- Second Double Bedroom With En Suite Shower Room
- Modern Family Bathroom And Downstairs WC
- Enclosed Rear Garden With Patio And Raised Seating Area
- Elevated Sea Glimpses And Sought-After Coastal Setting





the details...

Set within a highly desirable modern development on the edge of the picturesque coastal town of Teignmouth, this beautifully presented five-bedroom detached home offers an excellent balance of style, space and practicality, making it an ideal choice for growing families and those seeking a well-connected coastal lifestyle. Enjoying elevated glimpses of the sea and peaceful residential surroundings, the property is perfectly positioned for convenient access to local amenities, schools, parks, transport links and a variety of lovely countryside and coastal walks.

The accommodation begins with a welcoming entrance hallway, complete with a front-facing UPVC window, fitted storage cupboard and a useful downstairs WC. Stairs rise to the first floor, while doors lead to the principal ground floor living spaces. The living room is a bright and comfortable reception room with a UPVC double glazed window to the front, central heating radiators and double doors opening through to the dining room, creating a wonderful flow for both family life and entertaining.

The dining room is another generous reception space, featuring French doors opening out to the rear garden, side-facing double glazed windows, a central heating radiator and attractive flooring laid throughout the ground floor. It also provides access to the impressive open plan kitchen/breakfast room, which can also be reached directly from the hallway. This stylish and well-appointed room is fitted with a range of wall and base units, work surfaces with matching upstands, a gas hob with splashback and extractor hood over, eye-level oven and grill, integrated appliances, inset sink with mixer tap, a cupboard concealing the boiler, spotlights to the ceiling, and a UPVC double glazed window overlooking the rear garden. A further door provides direct access outside, and there is also a useful understairs storage cupboard.

On the first floor, there are three well-proportioned bedrooms, including the principal bedroom, which benefits from fitted storage cupboards and its own en suite shower room. The family bathroom is fitted with a modern white three-piece suite comprising a panelled bath, pedestal wash basin and low-level WC, complemented by half-height tiling and a chrome heated towel rail. The principal en suite is well finished with a shower enclosure with glass sliding doors, mains shower, pedestal wash basin, low-level WC, extractor fan and tiling to half height and around the shower area.

The top floor continues to impress, with two further good-sized double bedrooms accessed from the landing, which is lit by a Velux window. One of these bedrooms enjoys dual aspect outlooks, while the other benefits from fitted storage and access to a second en suite shower room, fitted with a modern white suite including a shower enclosure with glass sliding doors, mains shower, wash basin, low-level WC, half-height tiling and a Velux window to the rear.

Outside, the front of the property is attractively landscaped with a range of mature shrubs and bushes, alongside tandem driveway parking for two vehicles leading to the garage. The garage is fitted with power and lighting, and there is also an EV charging point to the front of the property. To the rear, the enclosed garden provides a private and beautifully arranged outdoor space, with patio areas, courtyard seating, an outside tap, outside lighting, a level lawn, mature shrubs and bushes, a timber storage shed, greenhouse and a pathway rising to an elevated seating area where sea views can be enjoyed. Side access also provides practical space for bin storage and ease of maintenance.

The location is another major advantage, with excellent local amenities close at hand, including a regular bus route and nearby schools. Beautiful Mules Park is just a short walk away, offering a pleasant route down towards the town with wonderful views across to the sea wall. There are also a number of scenic countryside walks nearby leading towards the charming village of Holcombe, adding to the appeal of this superb setting.

This impressive and spacious home offers flexible accommodation across three floors, ideal for modern family living, and viewing is highly recommended to fully appreciate everything on offer.

Material Information (Subject to Legal Verification)

Tenure - Freehold

Council Tax Band - F (Teignbridge District Council)

EPC - C

Annual Estate Charge - £442.17

the floorplan...

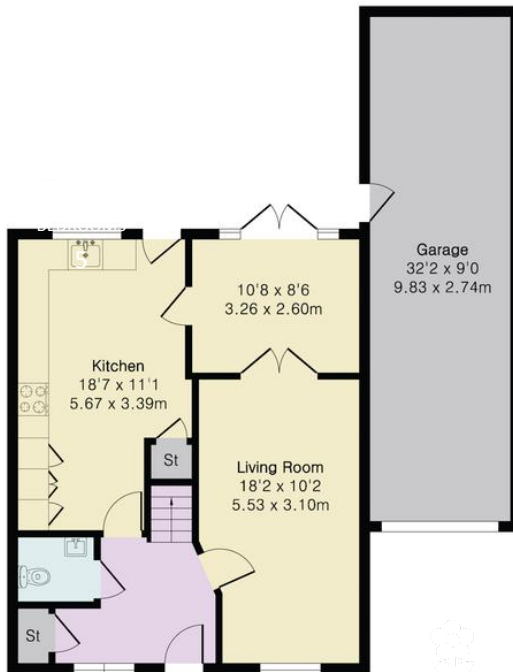
**Approximate Gross Internal Area 1631 sq ft - 152 sq m
(Excluding Garage)**

Ground Floor Area 591 sq ft – 55 sq m

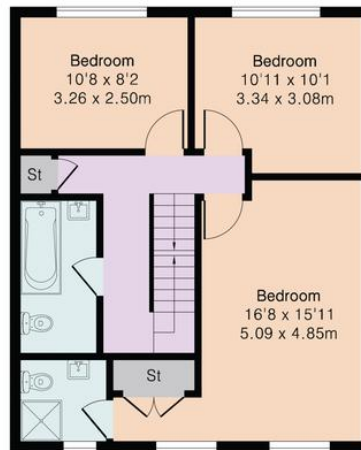
First Floor Area 591 sq ft – 55 sq m

Second Floor Area 449 sq ft – 42 sq m

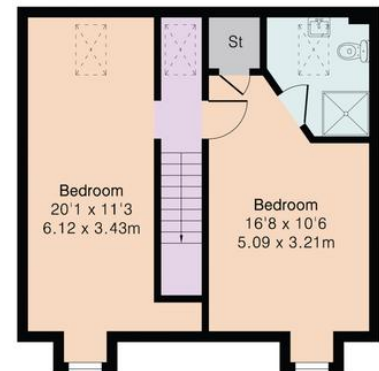
Garage Area 290 sq ft – 27 sq m



Ground Floor



First Floor



Second Floor



Floor plan produced in accordance with RICS Property Measurement 1st 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

New Road

0.16 mi • Bus stop or station

Woodway Road

0.22 mi • Bus stop or station

Higher Woodway Road

0.25 mi • Bus stop or station

Teignmouth Rail Station

0.83 mi • Train station

Schools

Trinity School

0.53mi • Nursery

Hazeldown School

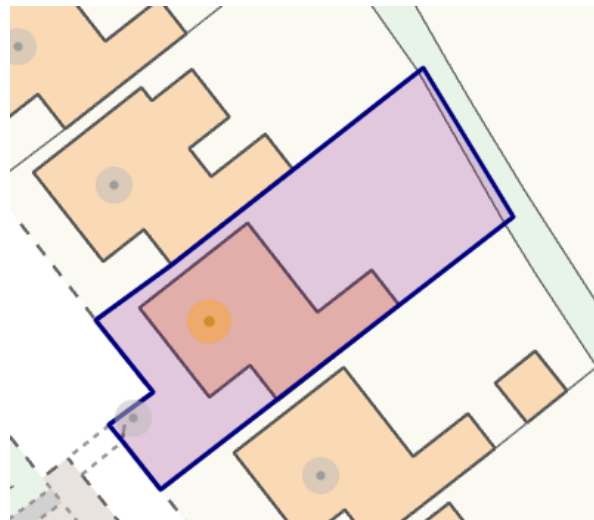
0.64mi • Nursery

Teignmouth Community School, Exeter Road

0.74mi • Secondary

Please check Google maps for exact distances and travel times.

Property postcode: **TQ14 8GD**



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