



11 The Mount, Teignmouth

Guide Price £325,000

DART &
PARTNERS
Established 1971



11 The Mount

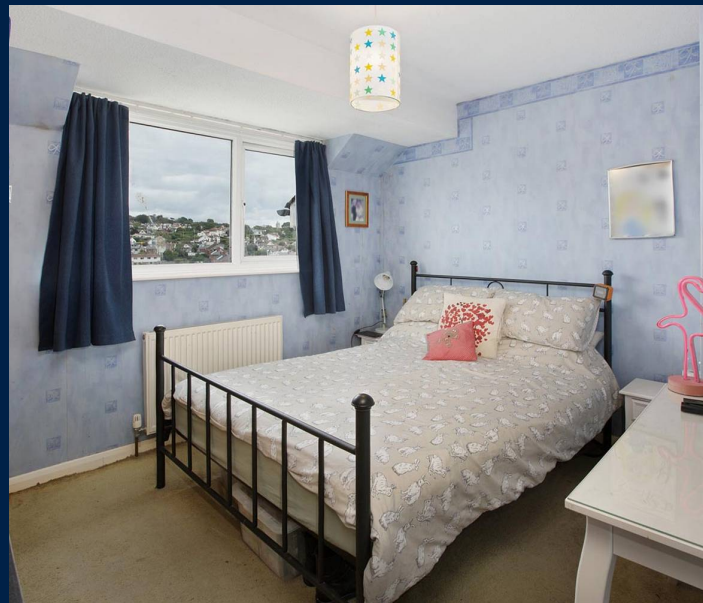
Teignmouth

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: F

- A DETACHED VERSATILE FAMILY HOME SITUATED ON AN ELEVATED PLOT WITH FAR REACHING SEA VIEWS
- ON A HIGHLY SOUGHT AFTER RESIDENTIAL DEVELOPMENT AND WITH CONVENIENT ACCESS TO TEIGNMOUTH TOWN CENTRE, SEAFRONT BEACHES AND MAINLINE RAILWAY STATION
- GARAGE/PARKING AREA, LEVEL WRAP AROUND GARDEN
- SOUTH FACING LOUNGE WITH SEA VIEWS, OFFICE/STUDY, KITCHEN DINING ROOM
- GROUND FLOOR BEDROOM, UTILITY, CLOAKROOM
- THREE BEDROOMS, ONE EN-SUITE SHOWER ROOM, FAMILY BATHROOM
- REQUIRING SOME DECORATION/REFURBISHMENT
- PLANNING PERMISSION WAS PREVIOUSLY GRANTED FOR A SINGLE STORY EXTENSION, FURTHER DETAILS AVAILABLE UPON REQUEST REF: 08/04315/FUL



A detached versatile family home situated on an elevated plot with far reaching sea views on a highly sought after residential development and with convenient access to Teignmouth town centre, seafront beaches and mainline railway station. This unique property, which does require some decoration/refurbishment, is situated on the lower part of The Mount, with independent access from the garage/parking area up to a level wrap around garden. The accommodation briefly affords; a south facing lounge with sea views, office/study, kitchen dining room, ground floor bedroom, utility, cloakroom, three bedrooms, one en-suite shower room, family bathroom. Planning permission was previously granted for a single story extension, further details available upon request. Ref: **08/04315/FUL**.

uPVC double glazed entrance door into the...

ENTRANCE VESTIBULE

Doorway through to...

KITCHEN DINING ROOM

KITCHEN with extensive range of wooden fronted cupboard and drawer base units under rolled edge counter tops, ceramic hob, Franke one and a quarter bowl stainless steel drainer sink unit with mixer tap over, tiled splash backs, corresponding eye level units, concealed extractor, further units housing electric double oven with sliding shelved unit, integrated dishwasher. uPVC obscure double glazed window, uPVC double glazed window overlooking the side aspect, recessed spotlights. Door to useful under stairs storage cupboard. DINING AREA with radiator, space for table and chairs. Door through to INNER HALLWAY.

From the entrance vestibule, door through to...





UTILITY ROOM

Rolled edge counter top with space and plumbing for washing machine, space for tumble dryer, further appliance space, tiled splash backs, eye level units. Obscure glazed window, recessed spotlights, radiator, hatch to loft space.

Door to...

GROUND FLOOR CLOAKROOM

Tiled flooring, low level WC, wall hung wash hand basin, recessed spotlights, mirror fronted medicine cabinet.

VERSATILE ROOM/GROUND FLOOR BEDROOM/OFFICE PLAYROOM

uPVC double glazed door with outlook and giving access to side. Radiator, recessed spotlights.

INNER HALLWAY

Stairs to the upper floor. Door to...

STUDY/HOBBIES ROOM

With uPVC double glazed window enjoying views across the gardens and out to sea. Radiator.

LOUNGE

Dual aspect with uPVC double glazed window to side aspect and uPVC double glazed sliding patio doors with south facing and far reaching sea views, giving access to the front gardens. Modern Havaland wall hung electric heater.

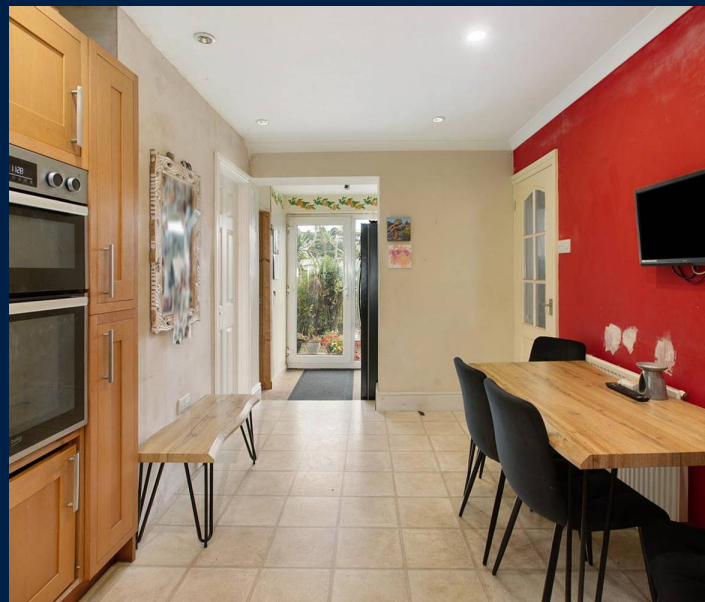
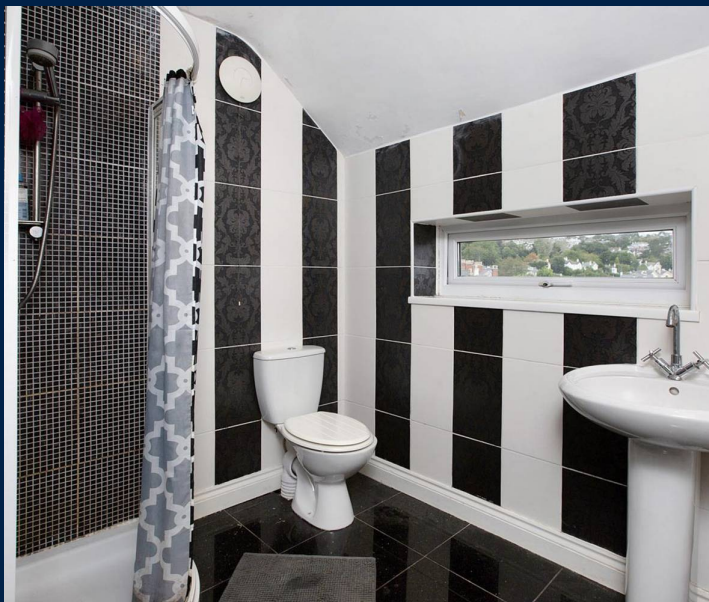
From the inner hallway, stairs rise to the...

FIRST FLOOR LANDING

Radiator. Hatch and access to loft space. Door to...

BEDROOM

uPVC double glazed window with open views in an easterly direction. Radiator.





BEDROOM

uPVC double glazed window with views across east Teignmouth. Door to airing cupboard with factory lagged hot water cylinder, slatted shelving and Heatrae sadia electric boiler. Walk-in wardrobe with recessed shelving. Under floor heating.

EN-SUITE SHOWER ROOM

Tiled walls and floor, corner shower enclosure with fitted Mira shower and mosaic style tiling, low level WC, pedestal wash hand basin, recessed spotlighting, fitted extractor, uPVC double glazed window, ladder style towel rail/radiator.

BEDROOM

uPVC double glazed window with views across Teignmouth and out to sea. Door to built in wardrobe with hanging rail and fitted shelving. Under floor heating.

FAMILY BATHROOM

Tiled walls and floor, dual ended bath with centralised mixer tap, uPVC obscure double glazed window, ladder style towel rail/radiator, low level WC, wall hung wash hand basin, mirror fronted medicine cabinet, fitted shower tray (incomplete), recessed spotlighting, fitted extractor.

OUTSIDE

The property is approached over a private stairway between the gardens and garage leading to a terrace with panoramic views across the gardens. External water and power supply. Access to the main entrance. The main gardens are predominantly laid to lawn with Torbay palms and enjoy the passage of the sun, leading to an area of hardstanding (ready for a patio/conservatory/extension) with sea views and access to a gently sloped area of garden.



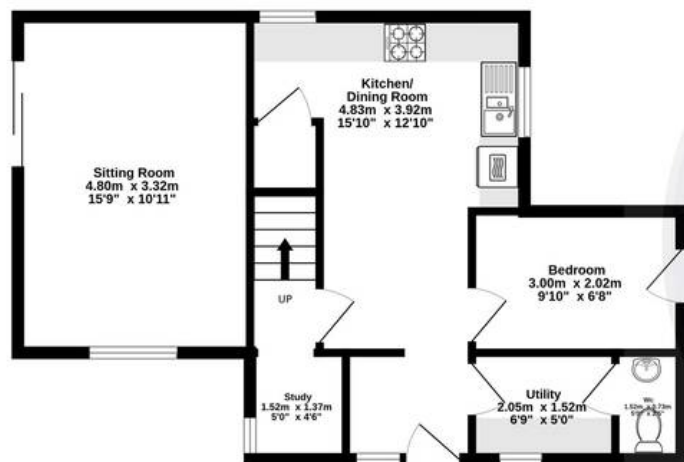
There is a pathway extending the width of the property back to the entrance where there is an undeveloped side garden. This garden had previous planning permissions (now lapsed) for a single story extension on the side of the existing property and above the garage.

GARAGE

With metal up and over door, power and lighting. Parking available to the front of the garage.



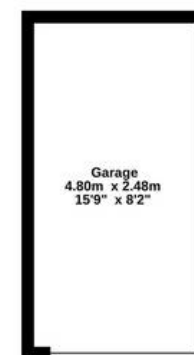
Ground Floor
48.7 sq.m. (524 sq.ft.) approx.



1st Floor
40.7 sq.m. (438 sq.ft.) approx.



Garage
11.9 sq.m. (128 sq.ft.) approx.



TOTAL FLOOR AREA : 101.2 sq.m. (1090 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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