



Connells

Amethyst Drive
Teignmouth



Property Description

Nestled in a sought-after residential area of Teignmouth, Amethyst Drive presents a fantastic opportunity to acquire a well-appointed and versatile family home. This attractive property combines comfortable modern living with a peaceful setting enjoying far reaching sea views. The accommodation is thoughtfully arranged over three levels, offering a bright and welcoming entrance hallway with a spacious living room with balcony to the rear, perfect for both everyday living and entertaining. Large windows allow natural light to flood the space, creating a warm and inviting atmosphere. There is also the first of the properties four bedrooms located on this floor as well as a separate WC. On the lower ground floor is a spacious kitchen/dining area which is well-equipped with ample storage and workspace, providing a practical yet sociable hub of the home, with access to the rear garden. There is also a further reception room/snug, separate utility room and further WC. Upstairs, the property boasts well-proportioned bedrooms, including a generous principal bedroom accompanied by an ensuite shower room, alongside additional rooms suitable for children, guests, or home office use. A modern family bathroom serves the upper floor, finished to a modern standard. Externally, the home benefits from a generous rear garden with patio and decked area, ideal for outdoor dining and entertaining. There is also a large area laid to lawn.

Front Of The Property

Driveway parking for multiple vehicles, pathway to the entrance with a gravel border and area of lawn with access to the rear garden.

Ground Floor

Entrance Hallway

uPVC door into the spacious hallway, wall mounted radiator and with stairs to the lower ground and first floor.

Cloakroom

Wash hand basin, WC, extractor fan and a wall mounted radiator.

Lounge

15' 5" x 11' 9" (4.70m x 3.58m)

Double glazed sliding patio door to the rear with sea views, corner gas fire with glass hearth and a wall mounted radiator. Stepping out onto the balcony, which is complete with glass balustrade, you can enjoy fantastic sea views.

Bedroom Three/Home Office

11' 9" x 8' 11" (3.58m x 2.72m)

Two double glazed windows to the front of the property and a wall mounted radiator.

Lower Ground Floor

Tiled floor and a wall mounted radiator.

Cloakroom

Wash hand basin, WC, extractor fan and a wall mounted radiator.

Kitchen/Diner

19' 3" x 14' 1" (5.87m x 4.29m)

Wall and base units, one and a half bowl stainless steel sink/drainer, integrated eye-level grill/oven, integrated fridge/freezer, five ring gas hob with extractor over, integrated dishwasher, space for large dining table, two wall mounted radiators and sliding patio doors to the rear garden.

Utility Room

Wall and base units, one bowl stainless steel sink/drainer, space for appliances, storage cupboard and a wall mounted radiator.

Snug

11' 9" x 8' 10" (3.58m x 2.69m)

Double glazed window to the side of the property, door to the rear garden and a wall mounted radiator.

First Floor

Loft hatch and storage cupboard.

Bedroom One

15' 5" x 11' 10" (4.70m x 3.61m)

Double glazed door opening out to a Juliet balcony with stunning sea views, fitted wardrobes with sliding mirror doors, two wall mounted radiators and door to the ensuite.

Ensuite

Obscure double glazed window to the rear of the property, shower, WC, wash hand basin and a wall mounted heated towel rail.

Bedroom Two

12' 5" x 9' 1" (3.78m x 2.77m)

Double glazed window to the rear of the property with sea views, fitted wardrobes with sliding mirror doors, loft hatch and a wall mounted radiator.

Bedroom Four

11' 10" x 8' 10" (3.61m x 2.69m)

Two double glazed windows to the front of the property and a wall mounted radiator.

Bathroom

Two obscure double glazed window to the rear of the property, bath with shower over and glass screen, WC, wash hand basin, fully tiled and a wall mounted heated towel rail.

Rear Of The Property

The landscaped rear garden offers an enclosed space with a good size patio and an area of decking with floor lights, providing ample space for garden furniture where you can relax and take in the stunning sea views. The lawn is well-kept with a timber shed for additional storage. A side gate provides access to the front.

Garage

19' 6" x 9' 10" (5.94m x 3.00m)

Electric up and over door with power.

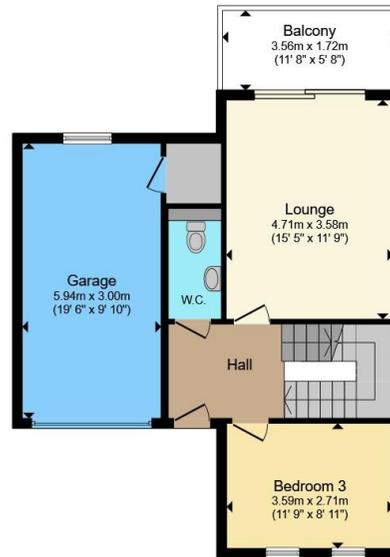








Lower Ground Floor



Ground Floor



First Floor

Total floor area 172.2 m² (1,853 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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EPC Rating: B Council Tax Band: F

Tenure: Freehold



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