



- DELIGHTFUL BARN CONVERSION
- LOUNGE, KITCHEN, DINING ROOM
- GROUND FLOOR CLOAKROOM
- TWO BEDROOMS
- BATHROOM
- PRIVATE GARDEN
- ALLOCATED PARKING
- COMMUNAL GROUNDS

Venn Farm Lane, Higher Exeter Road, Teignmouth, TQ14 9PB

Guide Price £260,000

A delightful barn conversion situated in secluded location on the outskirts of Teignmouth enjoying a wonderful setting within surrounding countryside. Lounge, dining room, kitchen/breakfast room, cloakroom, 2 bedrooms, bathroom, private garden, parking, communal grounds, sea views from upper floor.



## Property Description

Obscure double glazed entrance door and corresponding side panel into....

### ENTRANCE HALL

Quarry tiled flooring, door to....

### GROUND FLOOR CLOAKROOM

Continuation of tiled flooring, low level WC, wall mounted wash hand basin, fitted extractor, walls tiled to dado height.

From entrance hallway a multi paned glazed door through to....

### LOUNGE

Open plan with stairs rising to first floor, wall mounted electric heater, wooden flooring, open through to....

### KITCHEN

Cathedral style cupboard and drawer base units under a laminate rolled edge work surface with tiled splashbacks, breakfast bar, single drainer sink unit with mixer tap over, space and plumbing for washing machine, further appliance spaces, integrated electric oven and four ring hob, tiled splashback, corresponding eye level unit with glazed shelving, concealed extractor. Window overlooking the side aspect, wall mounted electric radiator.

From lounge, squared arch through to....

### DINING ROOM

Wall mounted electric radiator, obscure glazed window to side, French patio doors with outlook and giving access to the rear garden.

From the lounge, stairs rise to....

### FIRST FLOOR LANDING

Hatch and access to loft space, doors to....





### BEDROOM

Window overlooking the rear gardens, wall mounted electric heater, door to airing cupboard with factory lagged hot water cylinder and slatted shelving. Mirror fronted sliding doors to built in wardrobes with hanging rail and fitted shelving.

### BEDROOM

Wall mounted electric radiator, window to side aspect with views extending across Teignmouth and out to sea.

### BATHROOM

Fitted with a shell suite comprising panelled bath with mixer tap and shower attachment over, pedestal wash hand basin, low level WC, fully tiled walls and floor, ladder style towel rail/radiator, obscure glazed window, recessed spotlighting, shaver socket.



### OUTSIDE

The property is approached via Venn Farm Lane with a large gravelled car park with stunning views over the surrounding areas and providing off road parking facilities. In addition the communal car park are level communal gardens enjoying the aforementioned views. No10 Venn Farm Barns enjoys the use of its own private and appealing garden with terrace, is well stocked and enjoys the tranquil setting overlooking surrounding woodland.

MATERIAL INFORMATION - Subject to legal verification

Leasehold:

Length of Lease: 990 years from 1989

Annual Ground Rent: 0

Ground Rent Review: N/A

Service Charge: £80 a month (approx.)

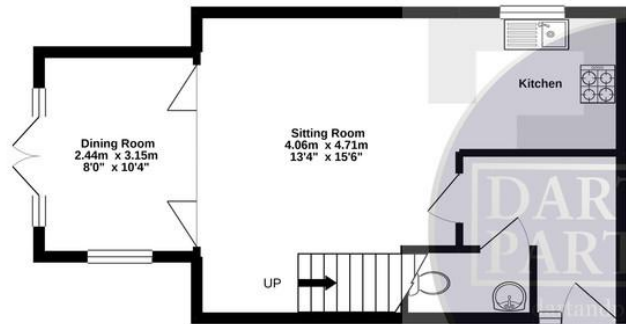
Service Charge Review:

Council Tax Band B

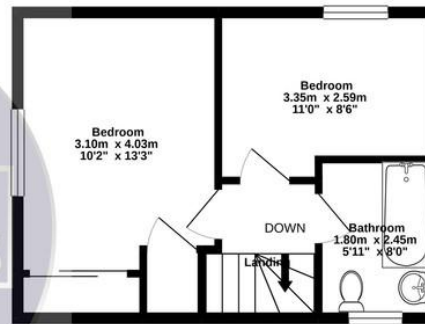
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Holiday letting is not permitted.



**Ground Floor**  
38.7 sq.m. (416 sq.ft.) approx.



**1st Floor**  
30.4 sq.m. (327 sq.ft.) approx.



**TOTAL FLOOR AREA : 69.1 sq.m. (744 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	41	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements