



- LARGE FAMILY HOME
- STYLISH AND WELL PRESENTED DECOR THROUGHOUT
- WELL PROPORTIONED RECEPTION ROOM
- KITCHEN BREAKFAST ROOM, UTILITY, CLOAKROOM
- THREE BEDROOMS WITH ONE EN-SUITE
- FAMILY BATHROOM
- LOFT ROOM
- GARDEN, GARAGE, TANDEM PARKING

Coombe Vale Road, Teignmouth, TQ14 9EN

Guide Price £350,000

Opportunity to purchase a spacious family home situated in a popular residential location, just a short level walk from the Coombe Valley nature reserve with easy and level access into Teignmouth town centre. The property, with accommodation over three levels (two storey plus loft room), is superbly presented and benefits from off road parking and detached garage, elegant receptions, well appointed kitchen breakfast room, three bedrooms, loft room, family bathroom, en-suite to main bedroom, cloakroom, utility, private sun terrace and rear garden.



Property Description

Entrance door into...

ENTRANCE VESTIBULE

Door through to...

ENTRANCE HALLWAY

Wooden flooring which continues through to the reception and kitchen, radiator, stairs to upper floors, hatch to useful under stairs store cupboard, multi-panes door through to the kitchen breakfast room. Door to...

LOUNGE/DINING ROOM

A superb lounge dining room which is dual aspect with uPVC double glazed windows to the front and side aspect, feature fireplace with granite hearth and surround, inset wood burning stove, deep skirting boards, two radiators. Door through to...

KITCHEN/BREAKFAST ROOM

Range of cupboard and drawer base units under counter tops, tiled splash backs, sunken Butler sink, drainer, range cooker with chimney style extractor hood, plumbing for dishwasher, space for upright fridge freezer, further appliances spaces, recessed spotlighting, corresponding eye level units with under counter lighting, cupboard housing wall mounted Worcester gas boiler providing the domestic hot water supply and gas central heating throughout the property, uPVC double glazed door and corresponding side screen with outlook over the rear aspect to a nearby woodland and onto the private sun deck. Door to...

UTILITY ROOM

Space and plumbing for washing machine with appliance space over. Door through to cloakroom. Hatch down to UNDER HOUSE STORAGE which is divided into two rooms extending the width of the kitchen with limited headroom. This area provides ample storage.

SUN TERRACE

With glazed and timber balustrading overlooking the rear aspect into the nearby copse and enjoying the afternoon and evening sun.

CLOAKROOM

WC, wall hung wash hand basin, uPVC double glazed window.





From the entrance hallway, stairs rising to...

FIRST FLOOR LANDING

Door to linen cupboard. Stairs to upper floor. Doors to...

BEDROOM

uPVC double glazed windows overlooking the front aspect, radiator. Door through to en-suite.

EN-SUITE

Modern fitted en-suite shower room with a tiled shower enclosure with multi-function shower, glazed screen drying area, ladder style towel rail/radiator, WC with concealed plumbing, wash hand basin set into high gloss vanity unit, recessed spotlighting, uPVC double glazed window.



BEDROOM

uPVC double glazed window to side aspect, picture rail, dado rail, radiator, fitted wardrobes with hanging rail and fitted shelving.

BEDROOM

uPVC double glazed window overlooking the rear aspect with similar views to the kitchen breakfast room, radiator.

FAMILY BATHROOM

Tiled floor and walls tiled to dado height, two obscure uPVC double glazed windows, WC, wall hung wash hand basin, panelled bath with centralised mixer tap and shower attachment over, ladder style towel rail/radiator.

From the first floor landing, stairs rising to...

UPPER LANDING AREA

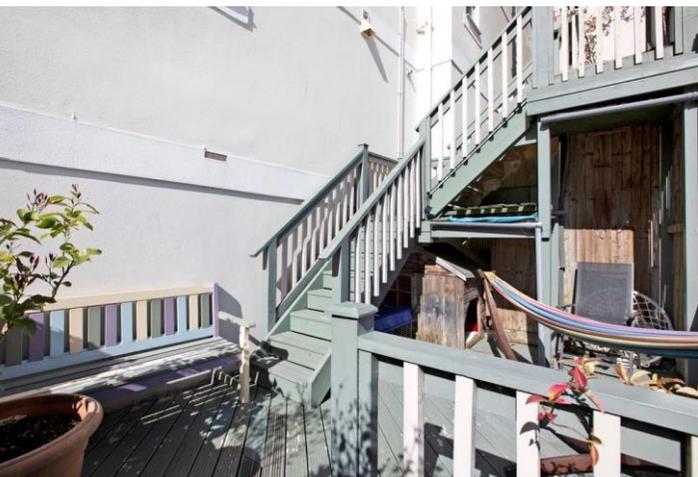
With Velux window, hatches through to useful eaves storage. Door through to...

LOFT ROOM

With Velux window, eaves storage.

OUTSIDE

To the front of the property there is on street parking with pedestrian access to the entrance. To the rear, accessed via Coombe Park Road, driveway onto **TANDEM PARKING** leading to a **DETACHED GARAGE**. Gated access to the rear gardens.

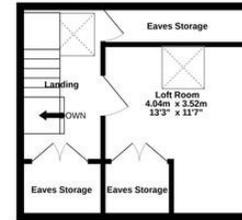
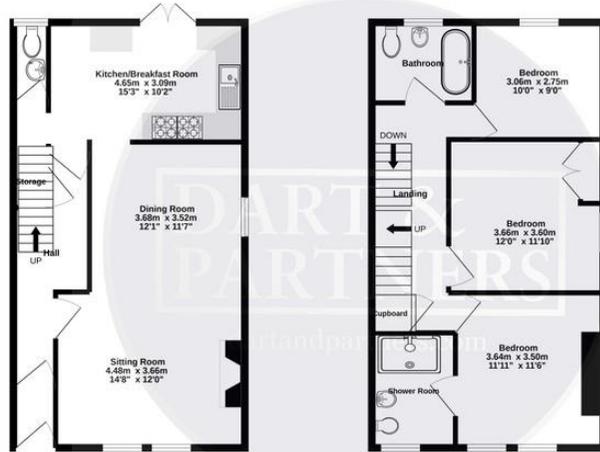
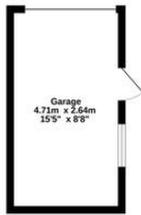


Garage
12.4 sq.m. (134 sq.ft.) approx.

Ground Floor
54.8 sq.m. (591 sq.ft.) approx.

1st Floor
53.8 sq.m. (580 sq.ft.) approx.

2nd Floor
27.1 sq.m. (291 sq.ft.) approx.



TOTAL FLOOR AREA : 147.4 sq.m. (1586 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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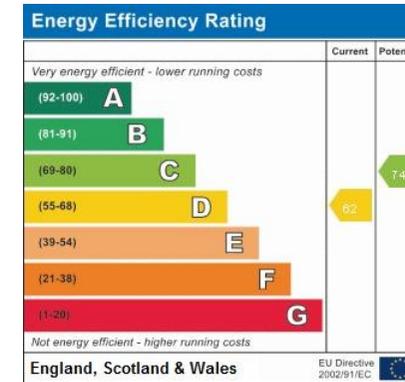
Steps up to a raised terrace, further flight of steps leading to the enclosed private sun terrace. The rear gardens have been designed with ease of maintenance in mind with paved pathways to raised retained flower beds. External water supply. Door to wood store. Further area of covered storage, ideal for bikes and garden furniture, additional overhead storage.

GARAGE

Detached garage with metal up and over door. Overhead storage, power and lighting. Currently used as a jacuzzi room. With uPVC double glazed window and door overlooking and giving access to the side gardens.

N.B

The property owns the Freehold to the whole building with the lower ground floor having been sold off on a separate Lease.



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