



- DETACHED PROPERTY IN HIGHLY SOUGHT AFTER LOCATION
- MODERNISED AND EXTENDED, IN IMMACULATE ORDER THROUGHOUT
- GROUND FLOOR BEDROOM AND SHOWER ROOM
- FOUR FURTHER BEDROOMS WITH EN-SUITE TO MAIN BEDROOM
- SUPERB OPEN PLAN LIVING/DINING/KITCHEN SPACE
- UTILITY/GARDEN ROOM
- SUPERB OPEN PLAN LIVING/DINING/KITCHEN SPACE
- ADDITIONAL RECEPTION ROOM, OFFICE/STUDY,
- FULLY ENCLOSED REAR GARDENS, SEA VIEWS

## Buckeridge Road, Teignmouth, TQ14 8NG

Guide Price £675,000

A delightful detached residence situated in a highly sought after location. Conveniently situated with easy access to Teignmouth town centre, seafront, beaches and mainline railway station and with good commuter links in and out of Teignmouth. This detached family home is offered in immaculate order throughout having been modernised and extended by the current owners to a high specification with generous well appointed accommodation briefly comprising; lounge, office/study, ground floor bedroom and shower room, a superb open plan free flowing reception area with snug, dining room and bespoke fitted kitchen with seamless connection to the fully enclosed rear gardens. There is a utility/garden room with ample storage and to the first floor there are four bedrooms with an en-suite to the main bedroom plus family shower room. Off road parking. Detached studio/workshop.





## Property Description

Covered entrance to a wooden entrance door with smoked double glazed inset through to...

### ENTRANCE HALLWAY

High quality vinyl flooring which extends throughout the ground floor, radiator. Doors to...

### RECEPTION ROOM

uPVC double glazed windows overlooking the front aspect and approach with views across Teignmouth and out to sea, radiator.

### OFFICE/STUDY

uPVC double glazed window to front aspect, radiator.

### GROUND FLOOR SHOWER ROOM

Tiled flooring, corner shower cubicle with glazed door and screen, metro tiling, multi function shower, ladder style towel rail/radiator, wash hand basin set with cupboards below, WC with concealed plumbing, part tiled walls, obscure uPVC double glazed window, recessed spotlighting.

### GROUND FLOOR BEDROOM

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

From the entrance hallway, open through to...







## FREE FLOWING RECEPTION/DINING/KITCHEN AREA

Being the main hub for the home, this delightful space comprises a **SNUG** with two uPVC double glazed windows to the side aspect, radiator, stairs to the first floor, hatch to under stairs store cupboard. From the snug there are steps down to the **KITCHEN/DINING RECEPTION ROOM** with bi-fold doors with outlook and access onto the rear gardens. In the dining area there is a radiator and space for table and chairs. Well appointed modern fitted **KITCHEN** with solid oak work surfaces, integrated Hoover dishwasher, corner carousel unit, ceramic one and a half bowl drainer sink unit with mixer tap over, Rangemaster range cooker, attractive tiled splash back with Rangemaster chimney style extractor hood, tiled splash backs, fitted shelving, recessed spotlighting, larder style unit with space for American style fridge freezer, wonderful central island with sliding refuse drawer, further base units, breakfast bar with attractive solid oak work top. Door through to...



## UTILITY/GARDEN ROOM

Steps down with useful storage below, radiator, hatch to high level storage. **UTILITY AREA** with base units under wooden work surfaces, space for washing machine, space for tumble dryer, butler sink with mixer tap over, eye level units, recessed spotlights, twin double doors to store cupboards, high level Velux skylight. Door to front and rear with access to the side pathway and rear gardens.



From the snug, stairs lead to a...

## GALLERIED LANDING

Pendant lighting, radiator. Doors to...

## BEDROOM ONE

A generously proportioned bedroom suite with uPVC double glazed window overlooking the front aspect with far reaching sea views, radiator, further uPVC double glazed window to side aspect. Door through to...

## EN-SUITE BATHROOM

Luxury en-suite bathroom with tiled floor, part tiled walls, suite comprising double ended bath with centralised mixer tap and shower attachment, tiled surround, fitted shelving, WC, oval wash hand basin set into solid oak counter top, illuminated demisting mirror, shower cubicle with sliding glazed door and screen, rain shower and additional hand held attachment, fitted extractor, recessed spotlighting, ladder style towel rail/radiator, Velux window.

## BEDROOM TWO

uPVC double glazed window to front aspect with far reaching sea views, radiator, Keylite skylight with fitted blind.

## SHOWER ROOM

Tiled flooring, tiled shower cubicle with glazed door and screen, rain shower and additional hand held attachment, Keylite skylight, ladder style towel rail/radiator, oval wash hand basin on solid oak counter top, WC with concealed plumbing, medicine cabinet with shelving over, doors to useful eaves storage, fitted extractor.

From the landing, short flight of steps to bedrooms three and four.

## BEDROOM THREE

Keylite skylight with fitted blind, radiator, uPVC double glazed door with glazed juliet balcony overlooking the rear gardens in an easterly aspect.

## BEDROOM FOUR

Keylite skylight with fitted blind, radiator, uPVC double glazed door, glazed juliet balcony overlooking the rear gardens.

## OUTSIDE

The front of the property is approached over an attractive brick pavia driveway providing a good size **OFF ROAD PARKING** area. Raised retained flower beds. A paved pathway leads to the side access. Storm porch, courtesy lighting. Door through to utility/garden room. Door through to useful **UNDER HOUSE STORAGE**. Steps rise to a side pathway and there are paved steps with attractive steel balustrading to a veranda with recessed lighting which overlooks the approach and leads to the main entrance. The rear gardens are also accessed through the kitchen/reception room and are a particular feature of the property being generously sized and level. Immediately accessed from the kitchen/reception is an area of **SUN DECK** with courtesy lighting and external power supply. Beyond the deck is a formal lawn with well stocked flower bed borders. Paved stepping stones lead to a vegetable garden. Gravelled pathways leading to the head of the garden, paved patio/seating area, further

vegetable plot. **DETACHED STUDIO/WORKSHOP** providing superb work space lending itself to versatile use, currently used as a workshop but could make a superb summer house or gym etc, with uPVC two double glazed windows overlooking the gardens, double glazed sliding patio doors, power supply, spotlighting.

MATERIAL INFORMATION - Subject to legal verification

Freehold  
Council Tax Band D

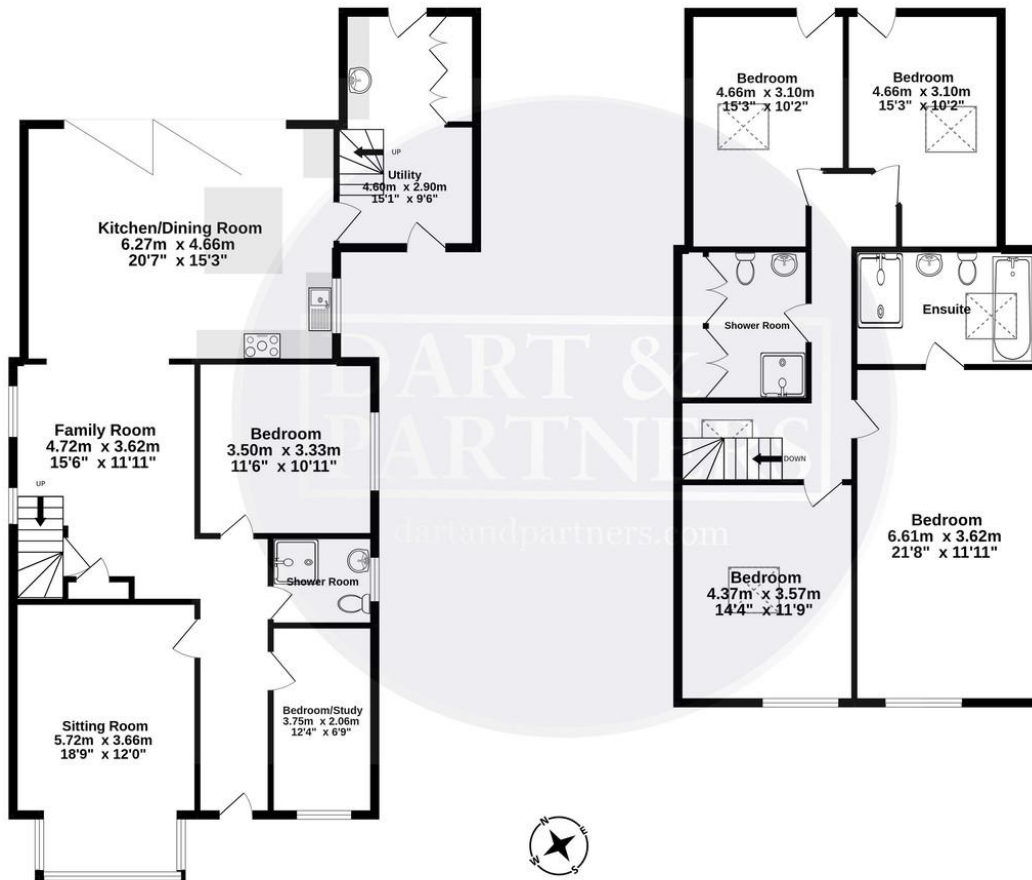
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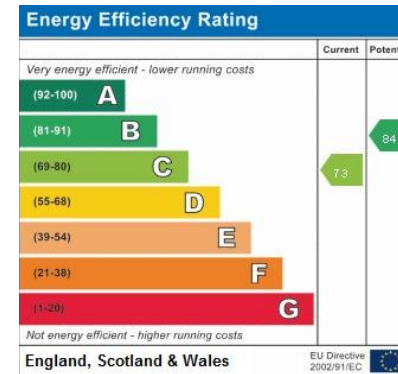
Ground Floor  
109.6 sq.m. (1180 sq.ft.) approx.

1st Floor  
93.5 sq.m. (1007 sq.ft.) approx.



TOTAL FLOOR AREA : 203.2 sq.m. (2187 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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