



- DELIGHTFUL BARN CONVERSION ON THE OUTSKIRTS OF TEIGNMOUTH
- ENJOYING A RURAL TRANQUIL SETTING OVERLOOKING SURROUNDING WOODLANDS
- ENTRANCE HALL, CLOAKROOM
- LOUNGE DINING ROOM, RECENTLY FITTED KITCHEN
- MAIN BEDROOM WITH EN-SUITE
- UPPER FLOOR LANDING WITH OFFICE/STUDY AREA
- TWO FURTHER BEDROOMS AND FAMILY BATHROOM
- COMMUNAL AND PRIVATE GARDENS, PARKING AREA
- NO ONWARD CHAIN

**Higher Exeter Road, Teignmouth, TQ14 9PB      Guide Price £300,000**

A delightful barn conversion situated in a secluded location on the outskirts of Teignmouth enjoying a wonderful setting within surrounding countryside. The accommodation has been recently refurbished with new floor coverings, recently fitted kitchen and being tastefully decorated throughout. The accommodation over three levels briefly comprises; entrance hall, ground floor cloakroom, lounge dining room, recently fitted kitchen, main bedroom with en-suite, landing with office/study area, two further bedrooms, family bathroom, communal and private gardens, parking area. No onward chain.



## Property Description

Obscure multi-paned entrance door into...

### ENTRANCE HALLWAY

Stairs rising to upper floors, access to useful under house storage space, wall hung night storage heater, sealed unit double glazed window overlooking the communal quadrant. Doors to...

### GROUND FLOOR CLOAKROOM

Part tiled walls, fitted mirror, wall hung wash hand basin, low level WC, fitted extractor.

### LOUNGE DINING ROOM

A generous reception area being dual aspect with sealed unit double glazed window overlooking the communal quadrant, sealed unit double glazed French patio doors with corresponding side screens with pleasant outlook and giving access onto the rear patio and gardens and into nearby woodland. Two wall hung night storage heaters.

### KITCHEN

Recently fitted kitchen with cupboard and drawer base units under laminate work surfaces with a circular sink and drainer unit with mixer tap over, space for upright fridge freezer, space for washing machine, integrated brushed chrome electric oven, sliding drawer unit, induction hob, tiled splash backs, corresponding eye level units with extractor hood, sealed unit double glazed window overlooking the gardens, high gloss floor tiles.

From the entrance hallway, stairs rising to the...

### FIRST FLOOR LANDING

With sealed unit double glazed window overlooking the communal grounds and approach. Doors to...

### BEDROOM

Sealed unit double glazed window overlooking the gardens and into nearby woodland, wall mounted night storage heater.





### BEDROOM

Sealed unit double glazed window overlooking the front aspect and approach, wall mounted night storage heater.



### FAMILY BATHROOM

Modern white suite comprising low level WC, pedestal wash hand basin, panelled bath with fitted Triton shower, glazed shower screen, sealed unit double glazed window overlooking the rear aspect fitted with deep display sill, fitted extractor, wall hung electric heater, shaver socket.

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

### UPPER FLOOR LANDING

With vaulted ceiling and exposed beams, skylight window.

### OFFICE/STUDY AREA

With fitted desk, power and telephone points. Door to cupboard housing factory lagged hot water cylinder. Door to...

### BEDROOM

Vaulted ceiling with exposed beam. Two skylight windows to front and rear aspect. Wall hung night storage heater and additional wall hung electric heater.

### EN-SUITE BATHROOM

Panelled handled bath with tiled surround, fitted Triton shower, glazed shower screen, pedestal wash hand basin, low level WC, heated towel rail, shaver socket, wall hung electric heater, skylight window to rear aspect.



### OUTSIDE

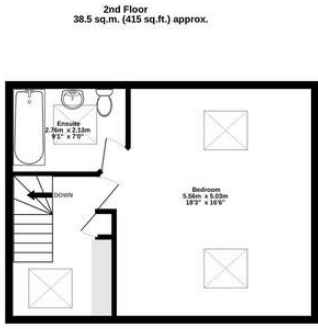
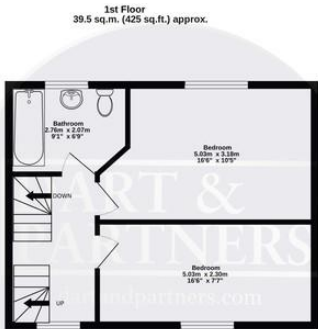
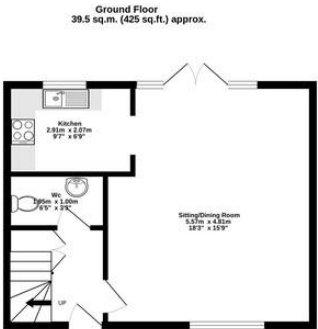
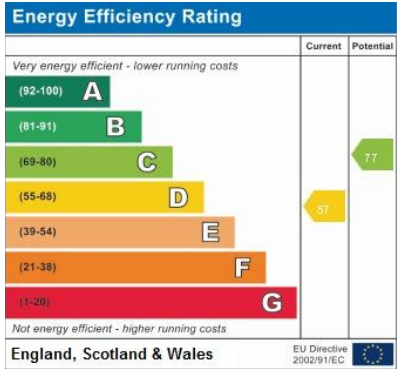
The property is approached via Venn Farm Lane onto a large gravelled **CAR PARK** with stunning views over the surrounding areas and providing **OFF ROAD PARKING** facilities. In addition to the communal car park, are level **COMMUNAL GARDENS** enjoying the aforementioned views. 6 Venn Farm Barns enjoys its' own private garden with access via the lounge dining room and the gardens consist of an enclosed paved patio/seating area with flower bed borders. Beyond this there is gently sloping mature gardens backing

onto woodland. Courtesy lighting. Venn Farm Barns enjoys a rural tranquil setting overlooking surrounding woodlands.

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 D

Holiday letting is not permitted.



TOTAL FLOOR AREA : 117.4 sq.m. (1264 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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