



Highgrove Park, Teignmouth, TQ14

£565,000 Guide Price

Property Description

AGENTS COMMENTS This is a beautifully presented detached family residence set in one of the most favoured cul-de-sacs in East Teignmouth enjoying sea views from the front. This is a spacious and light property with neutral decor throughout with modern kitchen, utility, bathroom and en suite. The lounge boasts a wonderful inglenook fireplace with log burner with doors leading out to the rear garden. There is a useful study downstairs with four good sized double bedrooms on the upper floor. There is plentiful off road parking in addition to the double garage.

STEP INSIDE Stepping through the composite part glazed front door, you enter the bright and very spacious hallway where there is a useful storage cupboard, downstairs WC and doors off to the principal rooms.

The study, situated at the front of the property, is a good size and affords lovely sea views.

The lounge is a beautiful light room with inglenook fireplace housing the log burner and French doors leading out to the rear garden and there is a separate dining room also overlooking the garden.

The modern kitchen, installed only 3 years ago, overlooks the rear garden and comprises a range of base and wall units with under cabinet lighting, work top and tiled splash back. Integrated appliances include eye level double Neff electric oven, Neff four ring gas burner with extractor above, integrated dishwasher and fridge. There is ample room for a table and chairs and a door leads through to the very useful utility which has space and plumbing for a washing machine, an additional sink unit and space for further appliances. The Baxi gas boiler is mounted on the wall and there is a courtesy door through to the garage and a door leading out to the rear garden.



Ascending the stairs to the first floor, a window at the half landing allows light to fill the area. There are doors off to the bathroom and bedrooms and access to the loft space.

The master bedroom enjoys views over the rear garden and has mirror fronted built in storage with hanging and shelving. There is an en suite shower room with tiled walls, ceiling spotlights, corner shower cubicle, low level concealed cistern dual flush WC and wash hand basin in vanity with storage. There is a heated mirror, heated towel rail, extractor and an obscure glazed window.

Two further bedrooms, again with built in storage, overlook the rear garden. A further bedroom at the front of the property has built in storage and enjoys lovely sea views.

The family bathroom comprises bath with power shower over and shower screen, concealed cistern low level dual flush WC and wash hand basin in vanity. There is a heated mirror, heated towel rail, extractor and obscure glazed window.

The property is gas centrally heated with Hive thermostat allowing control of the heating remotely and has uPVC double glazing throughout.

Council Tax Band F - £3,217.66 per year.

STEP OUTSIDE The front of the property enjoys plentiful off road parking in addition to the driveway and double garage. There is a level area of lawn with low wall boundary, further area laid to loose stone and gates at both sides give access to the rear garden. There is a lovely sunny paved seating area to the front which enjoys sea views. The twin garage, with up and over doors, has power and light and there is an outside tap.

The rear garden has a path the width of the property, large enough for garden furniture and a gently sloping lawn with established borders is enclosed by fence boundary. There is ample room at the rear and sides of the property for garden sheds/storage etc.

MEASUREMENTS Lounge 17' 5" x 14' 2" (5.3m x 4.33m), Study 9' 9" x 7' 10" (2.96m x 2.39m), Kitchen 14' 6" x 12' 3" (4.42m x 3.74m), Utility 9' x 8' 2" (2.74m x 2.5m), Dining Room 11' 9" x 9' 1" (3.58m x 2.76m), Bedroom 13' 1" x 11' 10" (4m x 3.6m), Bedroom 10' 9" x 9' 6" (3.28m x 2.9m), Bedroom 13' 1" x 11' 2" (4m x 3.41m), Bedroom 11' x 7' 10" (3.36m x 2.39m) Garage 17' 5" x 8' 2" (5.3m x 2.5m), Garage 16' 2" x 8' 8" (4.92m x 2.64m)

LOCATION Teignmouth is a popular seaside resort on a stretch of red sandstone along the South Devon Coast. The town has a comprehensive range of facilities including local independent shops, bars and restaurants, a small hospital, the Den with a Green Flag Awarded children's play park and both state & independent schools. Teignmouth has a mainline rail service with commuter trains running to London Paddington daily. Access to the A380, A38 and M5 is within a few miles away with Torbay to the south and Exeter to the north.

EPC Rating: D

Key Features

- ✓ Detached House With Sea Views
- ✓ Four Double Bedrooms (Master En Suite)
- ✓ Lounge with Inglenook Fireplace & Log Burner
- ✓ Separate Dining Room
- ✓ Modern Kitchen & Utility
- ✓ Study & Downstairs WC
- ✓ Family Bathroom
- ✓ Double Garage & Off Road Parking
- ✓ Enclosed Rear Garden
- ✓ EPC - D







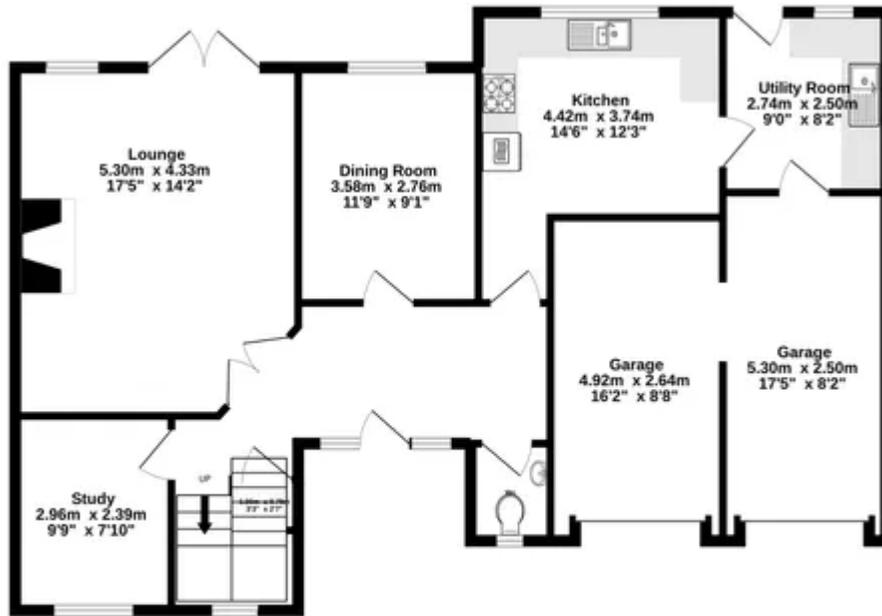




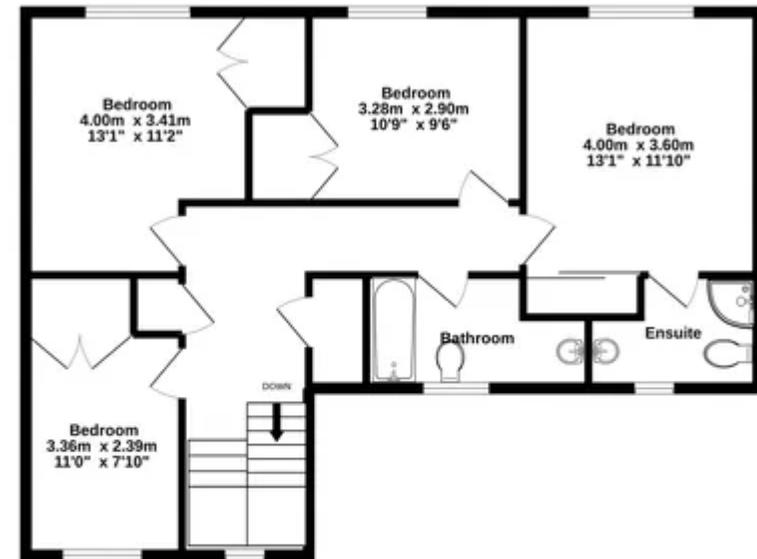


All

Ground Floor
99.5 sq.m. (1071 sq.ft.) approx.



1st Floor
75.1 sq.m. (809 sq.ft.) approx.



TOTAL FLOOR AREA : 174.6 sq.m. (1880 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.
Made with Metropix ©2022



Chamberlains

01626 815815

teignmouthsales@chamberlains.co

