



**Drake Avenue, Teignmouth, TQ14**

£420,000 Guide Price

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# Property Description

**AGENTS COMMENTS** This lovely property is very well presented throughout and boasts two en suites, in addition to the family bathroom and downstairs cloakroom. There is plentiful parking on the driveway as well as the garage and there is a fully enclosed lawned rear garden.

**STEP INSIDE** Entering the property, the contemporary feel is immediately apparent with tiled flooring and a lovely turning staircase with stainless steel spindles and natural wood bannister and handrail. There is a courtesy door in to the garage and doors off to the downstairs WC with pedestal wash hand basin, living room and kitchen/breakfast room.

The living room has a uPVC double glazed window overlooking the front of the property with a further window to the side and has internal glazed doors leading through to the dining room. The dining room also gives access to the kitchen and has French doors out to the rear garden.

The kitchen/breakfast room is a great size and well equipped with cream base units, work top and tiled splash backs with a splash of colour below the integrated four ring gas hob with high gloss red drawers. There is an integrated eye level electric oven and grill as well as integrated fridge and freezer and dishwasher. A uPVC double glazed window looks out on to the rear garden and French doors lead out to the rear garden. An internal glazed door gives access to the separate dining room.

The separate and very useful utility room is accessed from the kitchen, again fitted with cream base units and matching wall mounted unit housing the Glow Worm boiler. There is plumbing and space for a washing machine, an additional sink and drainer and a half glazed uPVC door leads out to the side of the property giving access to the rear garden.



Ascending the turning staircase to the first floor, there is access to the loft space, a useful storage cupboard with shelving which also houses the hot water cylinder and there are doors off to the bedrooms and family bathroom.

Two of the bedrooms overlook the front of the property, the first enjoying an en suite shower room with shower cubicle with sliding door, pedestal wash hand basin with mirror and shaver point above, low level dual flush WC. There is an obscure uPVC double glazed window to the side, ladder style towel rail and extractor. There is also ample built in storage with hanging and shelving. The second bedroom also at the front of the property has French doors leading on to a front facing balcony.

Two further bedrooms overlook the rear, again one of these bedrooms enjoys built in storage with hanging and shelving and an en suite shower room with corner shower cubicle with sliding door, pedestal wash hand basin with mirror and shaver point above and low level dual flush WC. There is a heated towel rail and obscure uPVC double glazed window to the rear.

The family bathroom comprises bath with Mira shower over and shower screen, pedestal wash hand basin, low level dual flush WC and shaver point. There is an obscure uPVC double glazed window to the front, heated towel rail and extractor.

**STEP OUTSIDE** The front of the property offers plentiful parking with a driveway in addition to the garage.

The rear garden is low maintenance laid to lawn with a paved area for furniture and is enclosed by fence and wall boundary.

**MEASUREMENTS** Lounge 15' 11" x 11' 9" (4.86m x 3.59m), Dining Room 12' 11" x 9' 5" (3.94m x 2.87m), Kitchen/Breakfast Room 18' 7" x 10' 5" (5.66m x 3.18m), Utility 6' 4" x 5' 1" (1.92m x 1.58m), Bedroom 10' 11" x 10' 3" (3.33m x 3.12m), Bedroom 18' 5" x 9' 7" (5.62m x 2.92m), Bedroom 12' 10" x 8' 3" (3.9m x 2.52m), Bedroom 15' 2" x 10' 5" (4.63m x 3.18m), Garage 16' 11" x 9' 6" (5.16m x 2.9m)

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 & Midlands 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: C

## Key Features

- ✓ Detached House
- ✓ Four Bedrooms
- ✓ Two En Suite Shower Rooms
- ✓ Downstairs WC
- ✓ Living Room & Separate Dining Room
- ✓ Kitchen/Breakfast Room
- ✓ Family Bathroom
- ✓ Driveway Parking & Garage







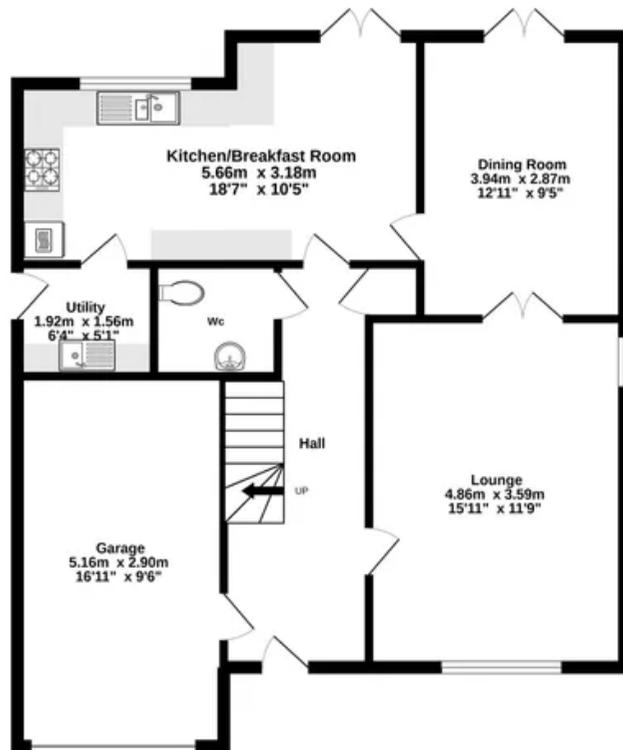




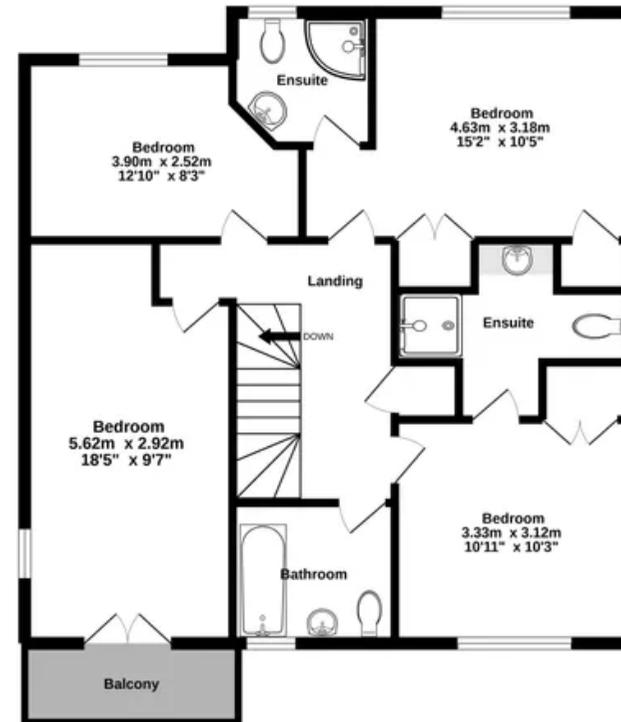


# All

**Ground Floor**  
76.3 sq.m. (821 sq.ft.) approx.



**1st Floor**  
73.1 sq.m. (787 sq.ft.) approx.



**TOTAL FLOOR AREA : 149.4 sq.m. (1608 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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