



- MODERN REVERSE LEVEL SEMI DETACHED FAMILY HOME
- SITUATED IN HIGHLY REGARDED TEIGN GARDENS DEVELOPMENT
- CLOSE TO THE COOMBE VALLEY NATURE RESERVE
- ENTRANCE HALLWAY, OPEN PLAN LOUNGE/DINER, KITCHEN
- THREE BEDROOMS
- SHOWER ROOM, SEPARATE WC
- CONSERVATORY, FRONT AND REAR GARDENS
- CAR PORT PROVIDING PARKING

Gilbert Avenue, Teignmouth, TQ14 9NN

Guide Price £285,000

A modern reverse level semi detached family home situated in the highly regarded Teign Gardens development with direct access onto the Coombe Valley nature reserve. Conveniently situated with easy access to primary and secondary schools, and commuter links out of Teignmouth. The accommodation briefly comprises; entrance hallway, open plan lounge/dining room, kitchen, three bedrooms, shower room, separate WC, conservatory, car port providing off road parking, front and rear gardens.



Property Description

uPVC obscure double glazed entrance door into...

ENTRANCE HALLWAY

uPVC obscure double glazed window. Stairs to lower level. Hatch and access to loft space. Multi-paned door through to...

OPEN PLAN LOUNGE DINING ROOM

Dual aspect with uPVC double glazed window overlooking the front aspect and approach, uPVC double glazed window overlooking the rear gardens and with views into the Coombe Valley nature reserve. Two radiators. A feature fireplace divides the lounge and dining area.

KITCHEN

Range of cupboard and drawer base units under laminate rolled edge work surfaces with attractive tiled splash backs, integrated fridge, washing machine, dishwasher. One and a quarter bowl stainless steel drainer sink unit with mixer tap over, four ring gas hob with chimney style extractor, corresponding eye level units, glazed fronted display cabinet, integrated microwave, larder style unit housing electric double oven, uPVC double glazed window overlooking the rear gardens and Coombe Valley nature reserve.

Dog leg staircase with door to store cupboard. Descending to the GARDEN LEVEL.

HALLWAY

Door to useful under stairs store cupboard. Door to deep airing cupboard with lagged hot water cylinder and slatted shelving. Radiator, uPVC obscure double glazed door through to the CONSERVATORY. Doors to...

BEDROOM ONE

uPVC double glazed window to rear aspect. Radiator. Range of fitted wardrobes with hanging rails and fitted shelving, high level storage.





BEDROOM TWO

uPVC double glazed window to side aspect. Radiator.

BEDROOM THREE

uPVC double glazed window to front aspect. Radiator.

SHOWER ROOM

Part tiled walls, uPVC obscure double glazed window, pedestal wash hand basin, towel rail, fitted mirror, shaver light and socket, shower cubicle with fitted Bristan shower, radiator.

SEPARATE WC

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

CONSERVATORY

Of uPVC construction with quarry tiled flooring, windows and door with outlook and access to the rear gardens.

OUTSIDE

The property is approached over a concrete driveway leading to a CAR PORT providing tandem OFF ROAD PARKING. Terraced and well stocked front garden. Gated access to steps leading to a paved patio/seating area. The rear garden, accessed via the conservatory, leads to a paved terrace with covered seating area, providing a high degree of privacy and seclusion. External water tap. From the terrace there are gently sloped patios and a pathway through well stocked flower bed borders to a lower terrace. Gated access into the Coombe Valley nature reserve. Raised retained flower beds. Large timber potting shed. From the upper terrace there is gated access to the side pathway back to the front gardens. Door to external garden store with light and power supply. Door to further store room/workshop.

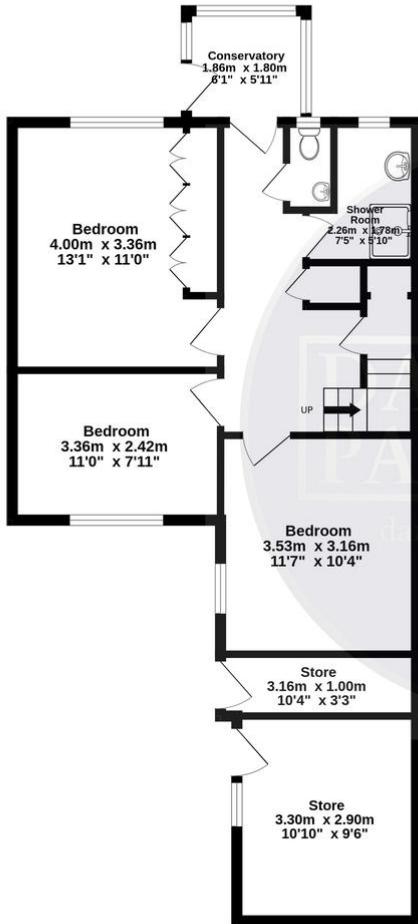


MATERIAL INFORMATION - Subject to legal verification

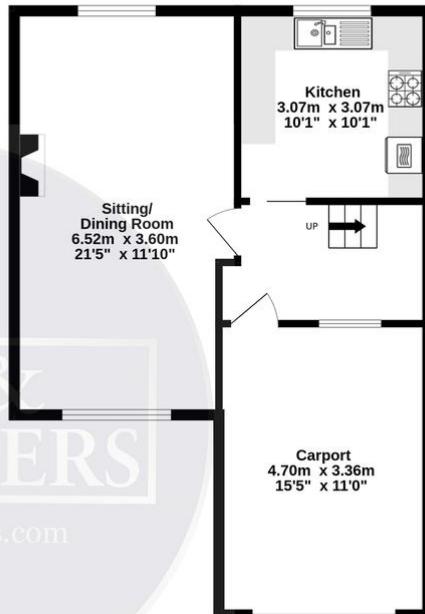
Freehold

Council Tax Band D

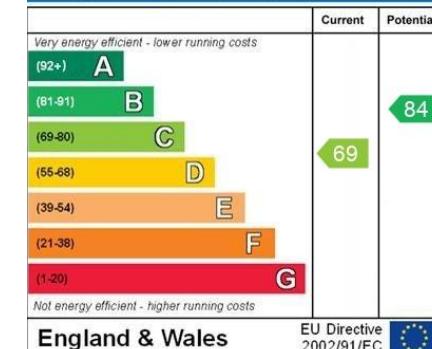
Lower Ground Floor
64.8 sq.m. (698 sq.ft.) approx.



Entrance Floor
53.9 sq.m. (581 sq.ft.) approx.



Energy Efficiency Rating



England & Wales

WWW.EPC4U.COM



TOTAL FLOOR AREA : 118.8 sq.m. (1278 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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