



- A SUBSTANTIAL EXTENDED END OF TERRACE PROPERTY
- SET IN AN ENVIALE POSITION CLOSE TO THE LOCAL NATURE PARK
- SITTING ROOM WITH LOG BURNING STOVE
- KITCHEN/DINING ROOM AND CONSERVATORY
- GROUND FLOOR BEDROOM WITH FOUR-PIECE EN SUITE BATHROOM
- FOUR FURTHER BEDROOMS (ONE EN-SUITE)
- FAMILY SHOWER ROOM
- LOVELY GARDENS
- WITH TERRACES, OUTDOOR KITCHEN/ENTERTAINING AREA AND HOT TUB

Nelson Close, Teignmouth, TQ14 9NH Guide Price £285,000

A well-presented, extended end of terrace property with family-sized accommodation set in a good position close to the local nature park. Sitting room with log burner, kitchen/dining room, conservatory, five bedrooms (two with en-suites) and shower room. Fantastic outdoor space with terraces, hot tub and outdoor kitchen.



Property Description

LOCATION

This extended end of terrace house is set in a popular residential area round a mile from Teignmouth town and promenade. The position is particularly appealing, as there is a nearby footpath giving immediate access to the local Coombe Valley nature park. Teignmouth is positioned on the lovely South Devon coastline, approximately 13 miles from the cathedral city and county town of Exeter. There is a fine promenade with sandy beaches, including a classic crescent of imposing Georgian buildings. There are boating opportunities on the estuary and the "back beach" has a selection of pubs and restaurants in a superb marine setting. The town has a wide variety of independent shops and cafes, along with several excellent public houses. There is a supermarket on the west side of the town, along with a recently opened theatre and bowling club close to the sea front. Teignmouth has several primary schools, along with a well-regarded secondary school/Community College, and Trinity School, being a private school offering both primary and secondary education. There is a mainline railway station offering a direct link to London Paddington. The junction to the A380 via the B3192 is just under 5-miles away, which can be used to access the A38 and the M5, offering an easy commute to Exeter and beyond.

DESCRIPTION

This well presented end of terrace property has been substantially extended by the current owners and provides a very appealing family-sized home. The accommodation comprises an entrance hall with utility cupboard, there is an attractive sitting room with a feature fireplace with a large log burning stove and the kitchen/dining room provides a good "hub" for the house and, in turn opens to the conservatory which interacts



well with the gardens to provide a good sense of inside outside/living. Also to the ground floor the principal bedroom suite has a dressing area and a luxury four-piece en-suite bathroom. To the first floor there are four further bedrooms, one with an en-suite shower room, as well as the family shower room. The outside spaces are particularly appealing too. There is a good sized front garden laid mainly to lawn and, to the side and the rear of the house there are tiered terraces, being laid to high quality decking and providing a lovely Mediterranean feel. Additionally there is an outdoor kitchen/entertaining area, a built-in chimnea and a large hot tub.

From the shared entrance pathway, paved steps and a pathway lead to the uPVC panel effect entrance door to the....

ENTRANCE HALL

With a panel door opening to a large utility cupboard housing the central heating boiler and also having space and plumbing for a washing machine with shelf above. A further panel inner door opens to the....

SITTING ROOM

An attractive principal reception room with a front facing uPVC double glazed window overlooking the front garden and having views towards the countryside above Shaldon in the distance. There is a feature fireplace with a raised slate hearth, a painted timber surround, a mantle over and a large recessed Stovax log-burning stove. There is feature display shelving and spotlights to either side of the fireplace. There is a further recess and shelf and the sitting room opens to the....

KITCHEN/DINING ROOM

With ample space in the dining area for a large table

and chairs and turning stairs rise to the upper floor. There are spotlights and the kitchen area is fitted with a range of floor mounted units with extensive areas of roll-edge work surface with an inset single drainer, stainless steel circular bowl sink unit. Space for a six-ring burner range-style stove with tiled surround and filter over and space for large American-style fridge/freezer. Built in dishwasher and radiator.

A panel and part glazed door opens to a useful PANTRY space with extensive built in shelving, spotlights and hanging hooks.

From the dining area a uPVC double glazed door opens to the...

CONSERVATORY

A good additional space with multiple uPVC double glazed windows and sloping polycarbonate ceiling panels. uPVC double glazed French doors open to the garden and, through the windows and doors good views are enjoyed over the surrounding area towards countryside on the fringes of the town.

From the sitting room, a panel door opens to the...

GROUND FLOOR BEDROOM SUITE

With a front facing uPVC double glazed window overlooking the front garden, a radiator and, from the bedroom space an opening leads to a dressing area with a full-height cupboard/wardrobe. The dressing area in turn leading to the....

EN-SUITE BATHROOM

Well fitted with a four-piece suite comprising a feature recessed area having a sunken bath with spotlight over, a large, walk-in shower cubicle with glazed screen and a feature tiled surround, a shower attachment with dual controls and dual heads, a pedestal wash hand basin

and a WC. Extractor fan, spotlight, ladder-style radiator/towel rail, further radiator, medicine cabinet and a uPVC opaque double glazed window.

FIRST FLOOR LANDING

With large access to loft space. Panelled doors open to the upper floor rooms and there is a built-in shelved cupboard.

SHOWER ROOM

With spotlights to the ceiling, a feature panelled wall and a modern, three-piece suite comprising a large recessed, tiled shower area with spotlight and high quality shower unit with dual controls and dual heads, a pedestal wash hand basin and a WC. Contemporary-style radiator.

Leading of the landing there is a LOBBY AREA with further panel doors.

BEDROOM TWO

An attractive bedroom suite with a front facing uPVC double glazed window with some outlook over the surrounding area, timber effect laminate flooring and a large recessed cupboard/wardrobe with shelves. A panel door opens to the....

EN-SUITE SHOWER ROOM

With spotlight, a rear facing uPVC opaque double glazed window and a three-piece suite comprising a tiled shower cubicle with electric shower, a pedestal wash hand basin and a WC. Radiator.

BEDROOM THREE

Another good-sized room with a front facing uPVC double glazed window having some good views over the surrounding area towards Shaldon and rolling countryside beyond. Radiator.

BEDROOM FOUR

Another double bedroom with a rear facing uPVC double glazed window overlooking the back garden and having some attractive views towards the nature park beyond. Radiator and timber-effect laminate flooring.

BEDROOM FIVE

Currently in use as a study, with a rear facing uPVC double glazed window, timber effect laminate flooring and a radiator.

OUTSIDE

To the front of the property there is a good sized-garden, primarily laid to lawn with an area of well-stocked bedding beside the entrance pathway. There is a mature cherry tree, an apple tree, bamboo and further mature shrubs. Additionally there are external power points. From the front of the property, immediate access is gained to a footpath, that in turn leads to the local park and nature reserve. To the side there is an area of outside space laid to two tiers of high quality timber decking, with this space affording some good views over the surrounding area. Outside to the rear of the property there is a fantastic garden, which is principally laid to three tiers of expansive, high-quality timber decking. There is an OUTDOOR ENTERTAINING AREA with fabulous Mediterranean styling, with this area having porcelain floor tiles and a built-in outdoor kitchen with feature timber-work, cupboards, space for a barbecue and an under-mounted Butler-style sink with mixer tap over. There is also a feature timber-work canopy set above areas of slate work surface. There is a timber shed/store and a large HOT TUB, which is included in the sale. The garden is enclosed by feature timber and glazed balustrades and the outside spaces provide a fantastic spot to enjoy the outdoors and to contemplate the lovely surroundings. Additionally, there is a further area with a cast iron fireplace set beneath a small rendered chimney, combining to form a chimnea

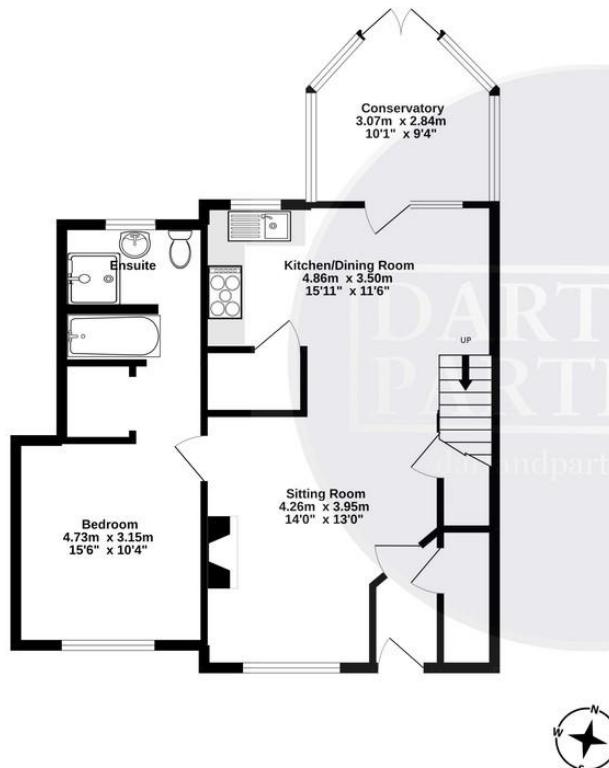
and with raised beds with rendered walls surrounding. Additionally there are some mature specimen shrubs/small trees.

MATERIAL INFORMATION - Subject to legal verification

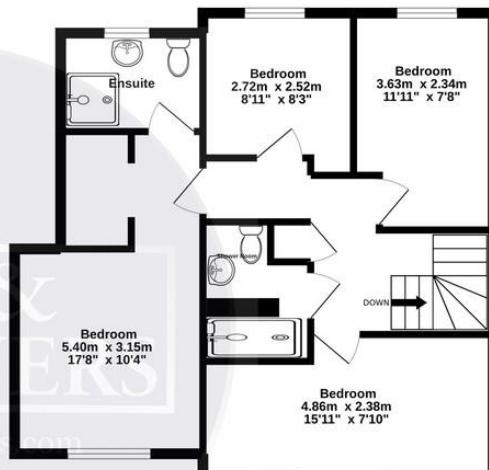
Freehold
Council Tax Band B



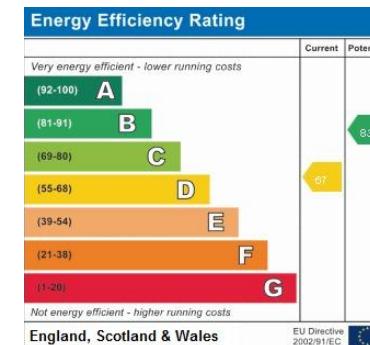
Ground Floor
64.1 sq.m. (690 sq.ft.) approx.



1st Floor
56.7 sq.m. (610 sq.ft.) approx.



TOTAL FLOOR AREA : 120.8 sq.m. (1300 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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