



Beautifully presented throughout, this charming three bedroom semi-detached home combines retained period features with tasteful modern décor and contemporary open plan living. Occupying an elevated position, the property enjoys far-reaching views across Teignmouth, towards Sheldon and the Teign Estuary, with tiered gardens to both the front and rear.

66 Coombe Vale Road | Teignmouth | TQ14 9EW





PROPERTY TYPE

Semi-Detached House



SIZE

1,033 sq ft



LOCATION

Town



AGE

1920s to 1930s



BEDROOMS

3



RECEPTION ROOMS

2



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

On Road Parking



OUTSIDE SPACE

Garden, Large Garden



EPC RATING

D



COUNCIL TAX BAND

C



in a nutshell...

- Elevated Position With Stunning Views
- Views Across Teignmouth, Sheldon And The Teign Estuary
- Tastefully Presented Throughout
- Open Plan Living, Dining And Kitchen
- Lounge With Log Burner And Bay Window
- Beautiful Four Piece Bathroom Suite
- Versatile Home Office And Utility Outbuilding
- Tiered Front And Rear Gardens





the details...

A front door opens into the entrance hall, with useful storage, stairs rising to the first floor and access to the ground floor WC, which is fitted with a WC, wash hand basin and uPVC double glazed window.

The impressive open plan living space provides a wonderful setting for both everyday living and entertaining. To the front is a comfortable lounge featuring a bay window, log burner and fitted storage, creating a warm and inviting focal point. The dining area enjoys French doors opening directly onto the rear garden, while the open plan arrangement continues through to the modern kitchen.

The kitchen is fitted with a range of matching modern base and wall units, complemented by quartz worktops, matching upstands and splashbacks, an undermounted sink with mixer tap and a useful breakfast bar. Integrated appliances include a dishwasher, cooker, hob and extractor, with space provided for a fridge freezer. Windows provide pleasant outlooks and fill the space with natural light.

To the first floor are three bedrooms, comprising two well-proportioned double bedrooms, both benefiting from fitted storage, together with a further single bedroom. The beautifully appointed four-piece bathroom suite comprises a freestanding bath with shower attachment and mixer tap, wall-hung vanity unit with wash basin, mirror over, walk-in shower and WC, finished with attractive tiling.

Outside, the property benefits from tiered gardens to both the front and rear. Steps lead up through the front garden to a useful seating area surrounded by mature shrubs and established planting, while the rear garden provides a pleasant outdoor space with elevated views.

A particularly useful feature is the detached outbuilding, currently utilised as a home office and utility room with space and plumbing for white goods. It benefits from uPVC double glazed French doors and sliding patio doors, creating a versatile additional area away from the main house.

Located in a sought-after elevated position, this beautifully maintained home offers a fantastic combination of period character, modern living space, versatile accommodation and exceptional views. An internal viewing is highly recommended to fully appreciate the quality and space on offer.



the floorplan...

**Approximate Gross Internal Area 1030 sq ft - 96 sq m
(Excluding Outbuilding)**

Ground Floor Area 515 sq ft – 48 sq m
First Floor Area 515 sq ft – 48 sq m
Outbuilding Area 156 sq ft – 14 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

complete.



the location...

Travel

Reed Vale – Bus Stop – 0.04mi

Deer Park Avenue – Bus Stop – 0.07mi

Teignmouth Railway Station – Train Station – 0.57mi

Schools

Our Lady and St Patrick's Roman

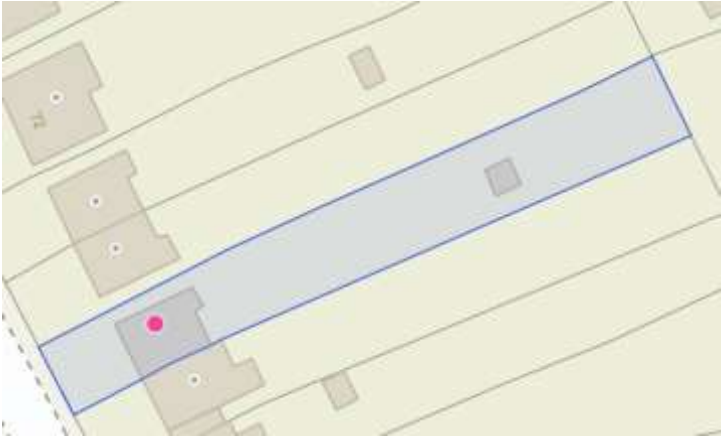
Catholic Primary School – 0.17mi

Teignmouth Primary School – 0.31mi

Teignmouth Community School – 0.374mi

Please check Google maps for exact distances and travel times.

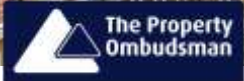
Property postcode: TQ14 9EW



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