



- SPACIOUS DETACHED MODERN FAMILY HOME
- SITUATED IN A HIGHLY REGARDED LOCATION ON A GENEROUS PLOT
- TWO SOUTH FACING RECEPTION ROOM
- KITCHEN DINING ROOM WITH DIRECT ACCESS TO REAR GARDEN
- UTILITY ROOM, CLOAKROOM
- FOUR BEDROOMS WITH ONE EN-SUITE, FAMILY BATHROOM
- SEA VIEWS, DOUBLE GARAGE, AMPLE PARKING
- ENCLOSED REAR GARDEN

Grange Drive, Teignmouth, TQ14 8PB

Guide Price £480,000

An opportunity to purchase an individual and spacious detached and extended modern family home constructed in 1985. Situated at the end of a quiet cul de sac in a highly regarded residential location on a generous sized plot with a most appealing wildlife garden to the rear, and a detached double garage. The accommodation comprises; two south facing reception rooms with modern fitted multi fuel burners, kitchen dining room with access to the enclosed rear gardens, utility room, cloakroom, four bedrooms with an en-suite to bedroom one, family bathroom, sea views, double garage and parking, front and rear gardens.



Property Description

Recessed storm porch with courtesy lighting to a uPVC obscure double glazed entrance door with leaded lattice-work and corresponding side panel into...

ENTRANCE HALLWAY

Radiator, stairs rising to the upper floor. Engineered oak flooring which extends through to the kitchen dining room. Doors to...

RECEPTION ROOM/LOUNGE

uPVC double glazed squared bay window with deep sill overlooking the front gardens and approach. Radiator, double doors through to kitchen dining room, slate hearth and recently installed Wood Wam multi-fuel stove.

SECOND RECEPTION ROOM

Two uPVC sliding patio doors with outlook and giving access to the front gardens with views across neighbouring properties and out to sea. Radiator, recently installed Wood Wam multi-fuel stove.

KITCHEN/DINING ROOM

KITCHEN: Range of cupboard and drawer base units under counter tops, single drainer sink unit, under counter appliance space, integrated double oven, Neff induction hob, tiled splash backs, uPVC double glazed window overlooking the rear gardens. Door to useful under stairs store cupboard/larder. Radiator, recessed spot lighting. Open through to the **DINING AREA.** Radiator, uPVC double glazed sliding patio doors with outlook and access onto the rear patio and gardens.

UTILITY ROOM

Two uPVC double glazed windows, uPVC double glazed door with outlook and access onto the gardens. Range of base units under counter tops, twin drainer stainless steel sink unit with mixer tap over, wall hung Ideal Logic Plus gas boiler providing the domestic hot water supply and gas central heating throughout the property, further cupboards and shelving, plumbing for washing machine, further appliance spaces, hatch and access to loft space (part boarded) with pull down loft ladder.





CLOAKROOM

Close coupled WC, wall hung wash hand basin, radiator, uPVC obscure double glazed window, wooden display sill.

Stairs rising to the...

FIRST FLOOR LANDING

uPVC double glazed window to side aspect, radiator, hatch and access to the main loft space. Door to linen cupboard with fitted shelving, door to airing cupboard with lagged hot water cylinder and slatted shelving. Doors to...

BEDROOM ONE

uPVC double glazed window with appealing south facing views across the front gardens, neighbouring properties and out to sea. Radiator. Door to...



EN-SUITE SHOWER ROOM

Tiled shower enclosure with fitted shower, wall hung wash hand basin with tiled splash backs, radiator, low level WC, uPVC obscure double glazed window.

BEDROOM TWO

uPVC double glazed window overlooking the rear gardens, radiator, range of built in wardrobes with hanging rail, fitted shelving and overhead storage.

BEDROOM THREE

uPVC double glazed windows enjoying a southerly a southerly aspect with far reaching sea views. Radiator,

BEDROOM FOUR

uPVC double glazed window overlooking the enclosed rear gardens. Radiator.

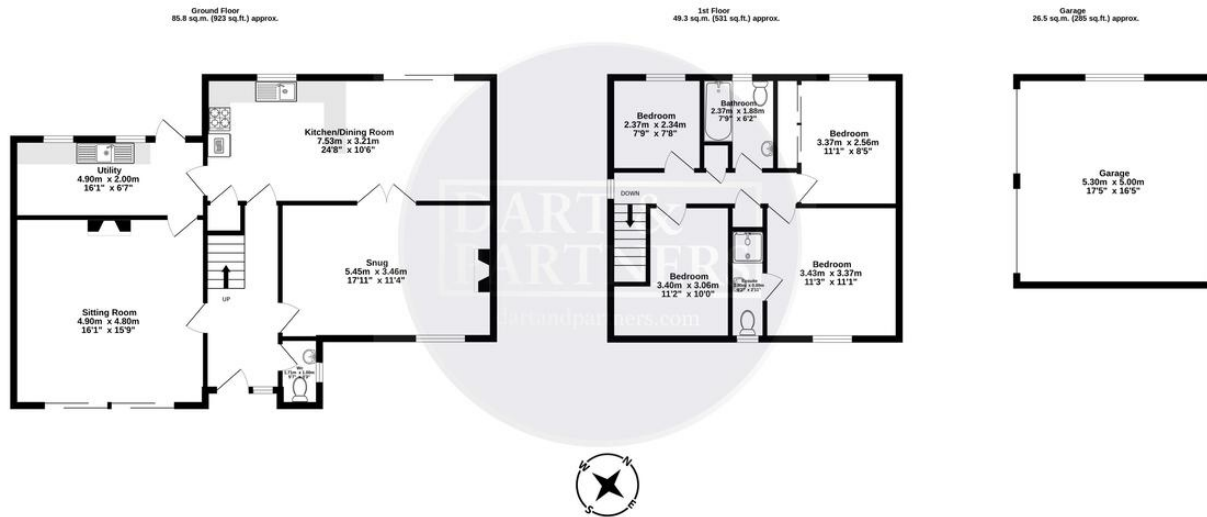
FAMILY BATHROOM

Suite comprising bath with fitted Mira shower over, low level WC, pedestal wash hand basin, radiator, fitted mirror, shaver light, uPVC obscure double glazed window, part tiled walls.

OUTSIDE

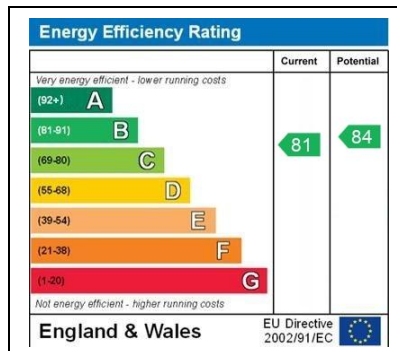
To the front of the property is a tarmac double driveway providing **EXTENSIVE OFF ROAD PARKING**. A sweeping





TOTAL FLOOR AREA : 161.6 sq.m. (1739 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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paved path lead to the main entrance and divides a well established front garden. The pathway continues alongside a semi circular gravel bed and there is gated access to the rear gardens. From the driveway there is a additional off road parking area, ideal for a motorhome/caravan/boat etc, in addition to a **DETACHED DOUBLE GARAGE**. The front garden extends beyond the garages to the road where there is a variety of mature shrubs, trees and evergreens. To the rear, with internal access via the kitchen dining room and utility, is a fully enclosed rear garden being a particular feature of the property. Timber wood store. Immediately from the utility and dining room is a paved terrace with raised retained well stocked flower beds. Steps leading to the main garden which hosts a variety of fruit trees including apple, plum and pear along with currant bushes. Greenhouse. Stepping stones meandering through the gardens and to the head of the garden is a timber **SUMMER HOUSE** with windows overlooking the gardens and French patio doors. Raised vegetable beds, paved south facing seating area, garden pond. Curved steps lead down to a further seating area offering a high degree of privacy and seclusion whilst enjoying the passage of the sun. There are well established mature borders.

DETACHED DOUBLE GARAGE

With twin metal up and over doors. power and lighting, overhead apex storage.

MATERIAL INFORMATION - Subject to legal verification

Freehold
Council Tax Band F



Teignmouth, 12 The Triangle,
Teignmouth, Devon, TQ14 8AT

www.dartandpartners.com
01626 772507
property@dartandpartners.com

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