



49 Higher Coombe Drive | Teignmouth | TQ14 9LR

SALES | LETTINGS | LAND & NEW HOMES

To arrange a viewing call:
01626 870 870

complete 
INDEPENDENT ESTATE AGENCY



- BRAND NEW DETACHED HOME
- VERSATILE ACCOMMODATION OVER FOUR FLOORS
- FOUR BEDROOMS - MASTER EN-SUITE
- LARGE LOUNGE WITH BALCONY
- OPEN PLAN KITCHEN/DINING/FAMILY ROOM
- UTILITY/CLOAKROOM/WC
- GCH & UPVC DG
- LARGE GARDEN & PARKING

A newly built and individual four bedroom detached family home built to a very high standard and offering deceptively spacious and versatile accommodation over four floors. This impressive home boasts a large lounge with balcony and a huge open plan kitchen/dining/family room. With quality fittings throughout this new home boasts a generous garden and pleasant views.

First impressions can be somewhat deceiving, what appears to be an averaged sized detached property from the outside is in actual fact a substantial and extremely spacious family dwelling.

With accommodation spread over four floors the property is entered through the front door at ground level. The generous proportions of this dwelling is immediately evident, it's open-plan design and contemporary lines give a feeling of space. Everything about this family home is of the highest quality, from the finish of the paintwork to the superior fixtures and fittings, no expense has been spared.

The living room is extremely bright and spacious with folding patio doors leading out to a veranda overlooking the rear garden. A carpeted staircase, with beautiful glass balustrade spirals downwards to the impressive kitchen/dining room which benefits from underfloor heating. Another set of folding doors open out to the paved patio, and beyond that, a large area of decking. This area is perfect for alfresco dining, while enjoying the serenity of the location and views over the rear lawn and hedgerows beyond the panel fencing border. The kitchen area with practical flooring is well laid out and with plenty of worktop space is perfect for catering for even the largest of families. An island with hob and extract hood above provides additional storage and even more food preparation space.

Upwards from the entrance level is another generously proportioned floor providing most of the sleeping accommodation. The three double bedrooms are all bright and airy and the family bathroom is ample-sized and well equipped with a contemporary white suite comprising of a bath with shower above, low level WC and basin. A staircase takes you up to a further floor with a spacious bedroom and ensuite shower, WC and basin. A fabulous room, there is natural light in abundance from the stairway and two Velux windows. Plenty of storage is on hand by way of a walk-in wardrobe and a cupboard in the eaves with decorative wrought iron hinges and latch.

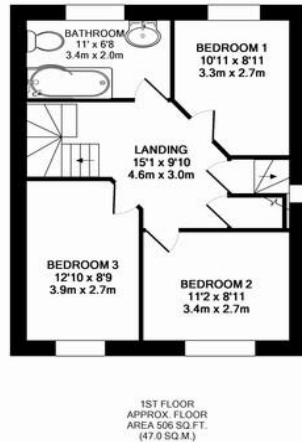
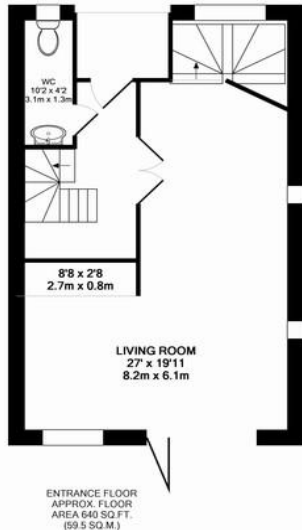
Viewing is highly recommended in order to fully appreciate this substantial and contemporary family home.











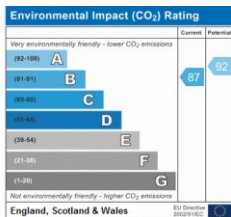
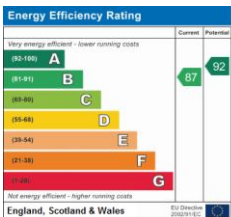
GROUND FLOOR
APPROX. FLOOR
AREA 712 SQ.FT.
(66.1 SQ.M.)

ENTRANCE FLOOR
APPROX. FLOOR
AREA 640 SQ.FT.
(59.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 526 SQ.FT.
(47.0 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 379 SQ.FT.
(35.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 2237 SQ.FT. (207.8 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls doors window fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. © Unauthorised reproduction prohibited. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. We wish to draw your attention to the fact that the plans are not to scale nor accurate in detail.

These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

DIRECTIONS

With the Teignmouth Office on the left, take the road (Orchard Gardens) out of town. At the roundabout take the first exit onto Exeter Road/A379. Turn right to stay on Exeter Road/B3192. Turn left onto Higher Coombe Drive, where the property can then be found.

LOCATION

Teignmouth has a great deal to offer, not least its superb sandy beach, award winning children's play area and the nearby golf courses. Water sport activities are well catered with two sailing clubs, deep water moorings and a diving school. This picturesque town has a Victorian Pier and new theatre and a wide selection of bars and restaurants, and well known shops and supermarkets including Waitrose and Morrisons. It also benefits from easy access to the A380, and the mainline railway station at Teignmouth and the International Airport at Exeter convenient facilities.

ADDITIONAL INFORMATION

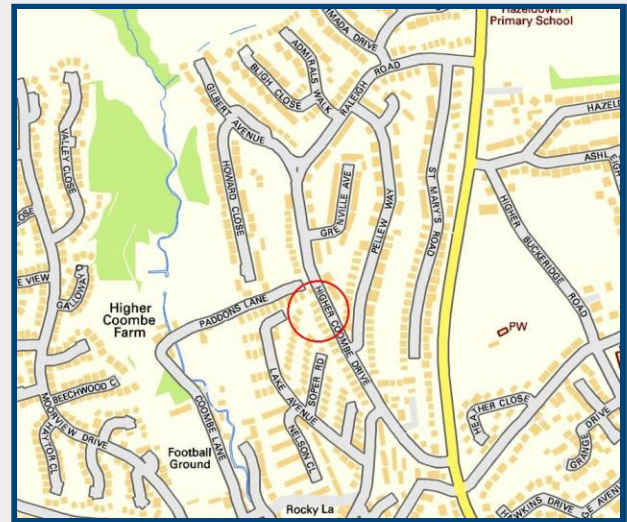
LOCAL AUTHORITY	Teignbridge District Council
COUNCIL TAX BAND	F
TENURE	Freehold
POSTCODE	TQ14 9LR
VIEWING	Strictly by appointment with Complete on 01626 870 870.

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AGENT'S NOTE:

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property.

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