



# Keats House 20 Northumberland Place Teignmouth Guide Price £300,000

*A thing of beauty is a joy forever....*

John Keats (1795 - 1821)

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RICS

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## SITUATION & DESCRIPTION

Keats House is a lovely spacious town house located in the centre of this busy and popular coastal town. The house retains many of its original features which have been enhanced with careful modernisation to make this a wonderful family house.

The house is entered via a light cross passage giving access to the surprisingly large garden and terrace which is a sun trap and offers a unique haven in the centre of the town. The rooms are spacious and well presented with a lovely country style kitchen and a master bedroom suite with dressing area and a luxurious ensuite bathroom. The first floor sitting room has lovely distant views over the Teign Estuary which is just a short walk away.

Teignmouth is an historic port on the mouth of the Teign Estuary with a rich heritage. It has all the attractions of a seaside town including a Victorian pier. The town has a theatre and cinema and the several waterside inns offering delightful spots to sit out in the summer months whilst overlooking the estuary with Shaldon and the rolling fringes of Dartmoor in the distance.

John Keats was resident in the property whilst nursing his ailing brother Tom who had come to the town to take advantage of its healing waters and good air. Whilst in Teignmouth Keats is reported to have completed his epic poem Endymion and wrote Isabella.

## ACCOMMODATION

Brief details of the available accommodation with approximate measurements are as follows: -

Open porch to the front with arched fan light over and a six panel timber door to:

### Entrance Hall 3.78m x 2.5m (12'5" x 8'3") max

Tiled floor and feature archway leading through to a glazed door at the rear of the house and into the courtyard garden. Doors to:

### Study 4.22m x 2.65m (13'10" x 8'8") max

Bay window to front. Inset bookcases with fitted storage cupboards, radiator, dado rail.

### Dining Room 4.16m x 3.05m (13'8" x 10'0") max

Bay window to front. Tiled floor. Fitted storage cupboards into arched recesses either side of former fire place, radiator. Views of the Teign Estuary.



### Shower Room

White suite comprising fitted shower cubicle with Triton electric shower unit and glazed screens. Pedestal wash hand basin, low level WC, radiator, part-tiled walls, Velux window, shaver point and light over basin.



### Breakfast Room 4.18m x 3.02m (13'8" x 9'11") max

Tiled floor, window overlooking garden, fitted understairs storage cupboard, radiator, fireplace with attractive cast iron inset grate and timber over mantel, radiator. Door leads into cloaks lobby with window over garden. Tiled floor. Fitted storage cupboard leading to:



### Kitchen 5.08m x 2.38m (16'8" x 7'9") max

A bright room with two large windows and glazed door overlooking the garden and courtyard. Tiled floor. Pine

boarded ceiling with inset spot lights. Timber modular kitchen units with beech work tops, twin bowl stainless steel sink unit with double drainer. Cupboards under. Fitted range master stove with twin ovens, grill, 5 ring hob and electric warmer. Extractor over. Part tiled walls, fitted larder cupboards, secondary staircase to master bedroom suite.

**Utility Room** 2.39m x 1.89m (7'10" x 6'2") max  
Tiled floor. Window to garden plus glazed door. Ideal classic wall mounted gas fired central heating boiler. Plumbing for washer dryer. Space for upright fridges. Cat flap. Spotlights as fitted. A very useful room.

Stairs from the entrance hall lead up to a half landing with window and door to **Cloakroom** with period high level WC suite and timber seat. Frosted window over garden.



**Sitting Room** 4.18m x 4.12m (13'8" x 13'5") max  
Views to the front over the river Teign from the bay window. Attractive decorative fire surround with inset marble panel and electric living flame fire. Two arched recesses either side with fitted shelving, uplighters. Radiator. Spacious and attractive room.

**Bedroom 2** 4.27m x 2.67m (14'0" x 8'9") max  
Bay window over front. Timber fire surround with inset cast iron decorative grate. Radiator.

**Master Bedroom 1** 3.74m x 3.08m (12'3" x 10'1") max  
Attractive room with large window overlooking rear garden. Timber fire surround with decorative cast iron grate. Radiator. Two steps lead down to:



**Dressing Area** 2.88m x 2.55m (9'5" x 8'4") max  
Fitted wall cupboard. Window overlooking garden. Useful room with ample space for wardrobes. Roof hatch. Stairs lead down to the kitchen from the dressing area. Part frosted glazed door leads to:

**Ensuite Bathroom**  
Recently fitted high quality bathroom incorporating white suite comprising roll top bath with chrome claw feet, large corner shower cubicle with glazed doors and chrome mixer unit. Bidet, low level WC suite, pedestal wash hand basin, radiator, part tiled walls, fitted mirrors, recess spotlights, two frosted windows overlooking garden. A lovely light and airy space.



## SECOND FLOOR

Stairs lead from landing to second floor landing with doors to:

**Bedroom 3** 4.35m x 2.52m (14'3" x 8'3") max  
Bay window to front, roof hatch, radiator.

**Bedroom 4** 4.48m x 4.14m (14'8" x 13'7") max  
Spacious bedroom with bay window with glorious views overlooking the river. Roof hatch, pedestal wash hand basin, radiator.

**Bedroom 5** 3.10m x 1.51m (10'2" x 4'11") max  
A useful space ideal as an occasional bedroom or study area. Window. Sloping into the eaves. Radiator. Spotlight.



## Externally

The property benefits from a fabulous rear courtyard garden some 28m x 8m (92' x 26'). The garden is landscaped with many mature trees and shrubs with planted rockery gardens, a raised pond with pergola over which adjoins a raised decking area with ample space for a good party!

Further raised beds with range of cottage perennials and small lawned area. To the rear of the garden is a spacious timber shed with power and light and a rear access door which provides pedestrian access to Brunswick Road.

This garden is a true sun trap, and considering its town centre location it is a private haven and an asset to the property.



## Services

All mains services are available to the property. The heating system is supplied by a gas fired boiler.

## Tenure

Freehold with vacant possession on completion.

## Viewing

Strictly by prior appointment only with the vendor's agent for the attention of Mike Henderson.



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