



3 Alta Vista Close Teignmouth

£325,000

Telephone 01392 201748
www.drewpearce.co.uk
E-mail residential@drewpearce.co.uk



drewpearce

Chartered Surveyors and Estate Agents

SITUATION AND DESCRIPTION

A beautifully presented family home with wonderful sea views across Lyme Bay. Situated in a favoured residential cul-de-sac only a mile or so from Teignmouth town centre and with spectacular coastal and rural walks virtually from the doorstep. Teignmouth is a thriving seaside resort enjoying a wonderfully mild climate on Devon's south coast and at the mouth of the beautiful Teign Estuary. The town offers excellent amenities which include a mainline railway station connecting to London (Paddington) and the nearby cathedral city of Exeter. The immediate area provides a wide range of sporting and leisure facilities which include golf courses at Teignmouth and Dawlish Warren, and a host of water sports available on the Exe and Teign Estuaries. Transport links are excellent - with the M5 and Exeter International Airport both within easy reach.

The house itself offers delightful family accommodation which has been very tastefully decorated and which takes full advantage of the superb sea views. The house has been considerably enhanced in recent years so that stylish art deco oak doors feature in most rooms and there is a superb woodburning fire in the living room which also benefits from full width patio doors and windows overlooking the sea. The separate dining room has a charming bay window giving a further view of the sea which can also be enjoyed from the large and superbly appointed family kitchen/breakfast room. A spacious shower room completes the ground floor accommodation while on the first floor there are three double bedrooms (two with stunning sea views and a third with pleasant views over the surrounding countryside) together with a lovely bathroom with a quality shower. A further staircase leads up to the second floor where the roof space has been skilfully converted to a self contained office or studio which would readily adapt to a very private fourth bedroom.

The rear garden offers a variety of places in which to sit and enjoy the view but worthy of particular note is the large beach hut which, with its lighting and views, makes for a marvellous place in which to retreat from life's every day distractions. At the front of the house there is a sheltered courtyard which provides yet another appealing place to sit out. There is also a neat tarmac parking area with ample space for two cars in addition to the garage.

ACCOMMODATION

The accommodation with approximate measurements is as follows:

Oak front door with an attractive glass pane to

Hall

Tiled flooring

Utility/Ground Floor Shower Room

Featuring a spacious shower cubicle with a wall mounted Bristan shower unit and glazed screen; stainless steel sink unit set within a roll edge worktop with a tiled splashback; cupboard and space with plumbing for an automatic washing underneath. Frosted Upvc double glazed window; radiator; downlighters; close coupled WC; tiled flooring.

Inner Hall

With large frosted double glazed window, a picture rail, radiator, stairs to the first floor, cupboard under stairs, and oak door to

Living Room

4.84m x 4.08m (15' 11" x 13' 5")



Full width double glazed windows and patio doors giving a superb view of the sea. Impressive Kingfire woodburner set within the chimney breast; radiator; television aerial point; uplighters; further frosted double glazed window and an oak door to

Dining Room

3.53m x 3.41m (11' 7" x 11' 2")

Plus bay window with double glazed picture window giving a wonderful sea view. Radiator; opening into...



Kitchen/Breakfast Room

5.77m x 3.29m

(18' 11" x 10' 10")

A wonderfully spacious room which also very obviously benefits from the sea view seen through the dining room. Central polished granite topped island unit with a ceramic sink unit and mixer tap; Smeg stainless steel 5 burner range cooker with granite worktops to either side and a recessed extractor with lighting over; further fitted cupboard with a granite worktop over; range of fitted shelving running the full width of the room beneath Upvc window overlooking the courtyard area at the front of

the house. Plumbing for dishwasher; tiled flooring; numerous downlighters; radiator; oak door to Larder (with shelving; tiled flooring and a frosted Upvc double glazed window).



Stairs to

Landing

Large Upvc window; radiator; picture rail; cupboard beneath staircase rising to the second floor.

Bedroom 1 **3.52m x 3.42m (11' 7"x 11' 3")**

Wide bay window with Upvc double glazed picture window giving magnificent views across Lyme Bay. Stripped wooden flooring; radiator; feature brick fireplace; picture rail; oak door.



Bedroom 2 **4.09m x 3.42m (13' 5"x 11' 3")**

A dual aspect room with Upvc double glazing and sea views; picture rail; radiator; laminate flooring; reading light; oak door.

Bedroom 3 **3.53m x 2.72m (11' 7"x 8' 11")**

A Upvc double glazed window giving a pleasant view to an orchard and surround countryside. Picture rail; radiator; oak door.

Bathroom

Beautifully appointed with a white suite comprising a hand wash basin with a mixer tap and tiled splashback;

panelled bath with a mixer tap with tiled surround; recessed shower and shower screen; close coupled WC; contemporary heated towel rail; two frosted Upvc double glazed windows; gas central heating boiler.

Stairs to

Landing

Useful space for a computer etc. Oak door to

Home Office/Studio/4th Bedroom

Maximum Length 6.2m reducing to 2.87m x 3.17m (20' 4" reducing to 9' 5"x 10' 5")

An L-shaped room with twin Velux double glazed windows giving fine sea views; downlighters; telephone point; ample power points; radiator; four separate access points to the eaves storage (with lighting); two desks and ample shelving.

OUTSIDE

To the front of the house there is a tarmac hardstanding area with space for two cars and also a single garage with an up-and-over door. From here steps with lighting lead down to a sheltered courtyard with a tiled patio and raised beds. There is further lighting and an outside tap.

To the rear of the house there is a sunny and attractively landscaped garden featuring a large patio below which there is an area of decking around an ornamental pond. Rockery style borders feature a variety of plants and shrubs including lavender and a mature palm. At the lower end of the garden there is an area given over to raised vegetable beds and a charming **Beach Hut 3m x 2.33m** featuring power and lighting; views of the garden and the sea and its own decking area.



Viewers should also note that there is a pedestrian access from the bottom of the garden down onto the lower part of Alta Vista Road. This entrance is currently sealed off.

TENURE

Freehold with vacant possession on completion.

COUNCIL TAX BAND

Band D

SERVICES

All mains services are available. There is a gas central heating system.



ENERGY PERFORMANCE CERTIFICATE



DIRECTIONS

From Teignmouth town centre take the B3199 towards Dawlish. Proceed up the hill out of the town and then, once the road levels, look out for Alta Vista Close on the left hand side immediately before the Minadab Restaurant. No.3 is the second house on the left hand side as you proceed around the left hand bend. For those with satellite navigation enter the postcode TQ14 8UW.

VIEWING

Strictly by prior appointment with the vendor's agents:

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www.drewpearce.co.uk

Drew Pearce
14 Cathedral Close
Exeter, Devon EX1 1HA
Tel: 01392 201748
Fax: 01392 205009

E-mail: residential@drewpearce.co.uk
www.drewpearce.co.uk

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