



120, Coombe Vale Road



120, Coombe Vale Road

Teignmouth, Devon TQ14 9ER

Exeter city centre (15.1 miles), Bovey Tracey (10.3 miles),
Newton Abbot (6.3 miles)

A 3 bedroom terrace house lovingly upgraded and improved, located on a quiet road approximately 1 mile from the sea front.

- Recently upgraded house
- Recently modernised kitchen
- Loft room/occasional bedroom
- Terrace garden to the rear
- Leasehold - 1000 years from 1924
- Open plan sitting/dining room
- Gym/work shop
- Impressive bathroom
- Elevated views
- Council Tax Band: B

Guide Price £280,000

SITUATION

Teignmouth is a true gem on the South Devon coast, well-connected by mainline rail to London Paddington and just 18 miles from Exeter Airport. The university and Cathedral city of Exeter, together with nearby Torbay, are easily accessible, with Exeter continuing to thrive as the South West's leading regional hub. With origins dating back to 1044, when it was first two small villages, Teignmouth is steeped in maritime history as a port town at the mouth of the Teign Estuary. By the 1800s it had established itself as a fashionable seaside resort and remains a sought-after destination today. The town combines the charm of its working harbour and marina with traditional seaside appeal, boasting a promenade, pier and sandy beaches ideal for sailing, water sports and coastal leisure. Teignmouth is well-served for everyday living, offering a wide choice of local shops, amenities, and its own community hospital. There is excellent schooling across all age groups, along with recreational opportunities including an 18-hole golf course just 2.5 miles away. The Dartmoor National Park lies only 12 miles to the west, providing spectacular landscapes and outdoor pursuits.



DESCRIPTION

Combe Vale Road is a peaceful, one way street located around 1 mile from the seafront. Believed to have been constructed in the 1930's and part of a small terrace, this well presented 3 bedroom house provides spacious accommodation with the benefit of a loft room. Located above the road in an elevated position, the house is flooded with light and has views over the nearby area and a terraced garden to the rear with a very useful home office/gym.

ACCOMMODATION

From the road, steps rise to the front door which opens in to the hallway with a staircase rising to the first floor. At the end of the hall, a door leads into a downstairs cloak room/utility room and on the right, a door opens in to a spacious open plan sitting/dining room. There is a wood burner, a range of attractive stripped floor boards and to the front, a bay-window. Leading off the dining room is a good sized kitchen, recently fitted with a range of shelves with a wooden work top over, space for a dishwasher and fridge freezer and there is a range cooker with tiled splash back.

On the first floor is a spacious landing with doors leading to three bedrooms, and at the rear is a newly installed, stylish bathroom suite including a free standing bath, shower cubicle, heated towel rail and a feature hand wash basin. Rising from the landing are stairs leading to a useful loft room, currently used as an office but could also be used as an occasional bedroom with 3 Velux windows.

OUTSIDE

At the front of the house, steps rise to the property where at the front is a decked seating area with views over the area. To the rear, immediately accessed from the house is a courtyard garden with steps rising to a terraced garden with 3 decked areas. Towards the top is a very useful timber shed/gym/office and behind this a further area of garden. From this level, elevated views can be enjoyed looking back over roof tops.

SERVICES

Utilities: Mains electric, mains water, mains gas and broadband

Drainage: Mains drainage

Heating: gas central heating

Tenure: Good Leasehold

Standard, Superfast and Ultrafast broadband available (Ofcom)

EE, Three, O2 and Vodafone network available (Ofcom)

EPC: D

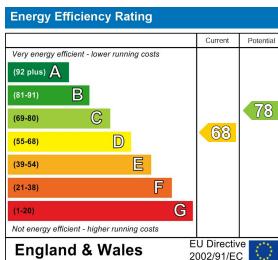
Council tax band: B

AGENTS NOTE

The vendor advises the property is subject to a 1000 year lease. Please speak to the agent for more details.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



21/22 Southernhay West,
Exeter, Devon, EX1 1PR

exeter@stags.co.uk

01392 255202

