





4 Lea Mount, Bishopsteignton, Teignmouth, TQ14 9QE

Extensive accommodation, parking and garages in a select cul-de-sac.

- No Upward Chain
- Video Walk-Through Available
- Detached Reverse-Level Home
- Versatile 5 Bedroom Accommodation
- Spacious Living Room with Balcony
- 2 Bath/Shower Rooms
- Gardens & Balcony
- Extensive Parking & Garages
- Superb Location in Sought-After Village
- Stunning Views

A superb, reverse-level, detached home enjoying wonderful wide sweeping views over the village taking in the vineyards, River Teign and beyond towards Dartmoor in the distance. The spacious and versatile accommodation is well presented throughout and would make an ideal family home and also has the flexibility to suit buyers looking for a self-contained annexe for an elderly relative or teenager looking for their own space. A particular feature of this lovely home is the gated driveway which leads to a double garage, two single garages and an outbuilding. Built in the 1970s, the property boasts a living room with balcony off enjoying the breath-taking views, a large kitchen/breakfast room, separate study/utility room, five double bedrooms, sun lounge, two bathrooms and a cloakroom/WC. Gas central heating and double glazing are installed and outside there are well tended gardens. Internal viewings are a must to appreciate the village position, wonderful views and accommodation this lovely home offers.

ACCOMMODATION

A uPVC part-obscure double glazed entrance door with side panels leads to the entrance hallway with cloakroom/WC and stairs to the lower ground floor. The living room is a spacious room with patio doors leading onto a balcony enjoying the wonderful wide sweeping views over the village, vineyard, River Teign and beyond. There is a bedroom which enjoys the wonderful views, the kitchen/breakfast room which is extensively fitted with a modern range of wall and base units with work surfaces and tiled splashback, inset single drainer sink unit, space for range style cooker and American fridge/freezer and again with window enjoying the wonderful views. There is a rear lobby with storage cupboard and double glazed door to outside leading to a study/utility with base units, plumbing for washing machine and windows to either side. Also on this floor, there is a further double bedroom with outlook to front

and a bath/shower room with panelled Jacuzzi bath, separate walk in shower area, vanity wash basin and heated towel rail.

On the lower ground floor there are three bedrooms, one of which leads to a sun lounge with windows and doors overlooking the garden. There is also a shower room with shower cubicle, low level WC and pedestal wash basin.

OUTSIDE

There is an area of raised lawn in front of one of the garages with a wide selection of shrubs and level lawn with three sheds and an outbuilding. From the gravelled driveway paved steps lead to the front door with a small lawned area with flower and shrub borders and two paved and deck terraces suitable for relaxing enjoying the sun and alfresco dining, the upper terrace having an electric canopy that provides some shade. Steps lead along the side of the property to the rear with gravelled area, lawn and a wide selection of shrubs, conifer hedging to boundaries and rear access onto Bronescombe Avenue.

Outside to the front there is a five-bar electric gate with secure entry system leading to a gravelled driveway which gives access to the double garage with electric door and single garages.

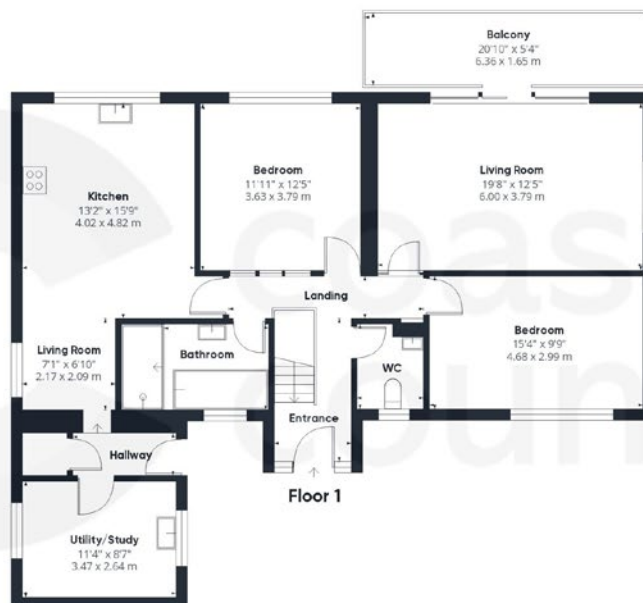
DISCLAIMER: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes $\pm$ 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent.





While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



AGENTS NOTES

Tenure

Freehold

Local Authority

Teignbridge District Council

Council Tax: Currently Band F

Viewings

Strictly by confirmed appointment with the vendor's agent, Coast & Country.

DIRECTIONS

From the A380 Penn Inn roundabout Exeter bound. Take the first exit for Kingsteignton. At the roundabout take the third exit for Bishopsteignton A381. Follow the road to the village. Turn left by Metro Motors into Cockhaven Road. Take the 4th left into Bishops Avenue and follow the road to the end. At the T-junction turn right onto Fore Street and then take the first left onto Radway Hill. At the top of Radway Hill turn right into Radway Street. Take the 4th right onto Ashill where Lea Mount can be found on the right hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		