



33 Woodland Avenue



33 Woodland Avenue

Teignmouth, Devon, TQ14 8UU

Exeter 15 miles / Exeter airport 18.4 miles / Dartmoor National Park 12 miles

A contemporary family home enjoying far reaching coastal views in need of some updating.

- South-easterly facing
- Stylish and contemporary design
- Large gravelled parking area
- Panoramic views
- Freehold
- 4/5 bedroom house
- Holiday let opportunity
- Sought after coastal Devon town
- Expansive decked sun terrace
- Council Tax Band: E

Guide Price £575,000

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

This exceptional property has been redeveloped to create a striking contemporary home, perfectly designed for modern family living. Previously offered and now requiring light refurbishment, the property has a guide price reflecting this opportunity to create a private and remote dwelling with extensive sea views with flexible accommodation across two floors and enjoying an enviable, south-easterly position.



ACCOMMODATION

Originally dating from the 1950s, the property has been entirely transformed by the current owners into a light-filled, stylish home. A spacious decked sun terrace leads directly into a double-aspect kitchen/living area through sliding patio doors. This superb open-plan space features engineered oak flooring with underfloor heating and has been thoughtfully arranged to capture the outstanding views. The contemporary kitchen is fitted with a generous breakfast bar, sleek wall and base units, and integrated appliances, while the adjoining living and dining areas offer versatility and scale for entertaining and everyday family life. The ground floor also includes a large, glass-fronted master bedroom with en suite shower room, two further double bedrooms, and a family bathroom with bath and overhead shower. A practical storage cupboard, plumbed for laundry use, is also found here, along with access to the front decking and parking. Stairs rise from the hallway to an open-plan, glass-fronted space with alcove storage – ideal as a further double bedroom, office, or flexible living area. This level also provides access to a roof terrace and a further double bedroom with en suite shower room.

OUTSIDE

The property is approached via a short section of shared driveway, leading onto its own private drive which gently sweeps down to a generous gravelled parking area, providing space for 4–5 vehicles. Neatly edged with low-maintenance woodchip borders, the area is practical yet attractive, while sloping gardens extend to the front, offering further scope for landscaping or simply enjoying the natural setting.

SERVICES

Utilities: Mains electricity and water.

Drainage: Private shared drainage (septic tank)

Airsource heat pump

Heating: Underfloor central heating on the ground floor and modern electric central heating on the 1st floor

Standard, Superfast and Ultrafast broadband available (Ofcom)

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

AGENTS NOTE

Please be aware that the images are not up to date and do not reflect the property in its current state. The details provided were via a 3rd party, so are to the best of our knowledge. Please speak to agent for further information.

DIRECTIONS

From Exeter proceed on the A38 and bear left onto the A380 over Haldon Hill. Continue on the dual carriageway turning off at the Ware Barton exit signposted Teignmouth. At the roundabout take the 2nd exit onto the B3192. After approximately 4.5 miles, arriving in the centre of Teignmouth, follow the signs to Dawlish, continuing on Dawlish Road. After a short distance turn right onto Woodland Avenue taking the 2nd left hand turn at property No.45. After 50 yards take the 1st left turn and follow the sweeping driveway through the green entrance gates.



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			74
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		41	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

exeter@stags.co.uk

01392 255202

