

# 27a Woodland Avenue

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Teignmouth, Devon, TQ14 8UU

Exeter City Centre (16 miles), Teignmouth Train Station (1.2 miles), Exeter Airport (18 miles)

An exciting opportunity for new purchasers, occupying a sought-after position on one of Teignmouth's most desirable residential addresses

- First time to the market since being built
- Four bedroom family home
- Generous plot with scope to extend (STPP)
- Two garages, one integrated
- Council Tax Band G
- Outstanding coastal views
- Large garden and grounds
- Large L-shaped dining / living room with balcony
- EPC level C (81)
- Freehold

## Guide Price £645,000

### SITUATION

Occupying a sought-after position on Woodland Avenue, one of Teignmouth's most desirable residential addresses, 27a enjoys an enviable setting that combines tranquillity with exceptional convenience. The property is tucked away within an established and leafy enclave, next to quality homes and a peaceful atmosphere, yet lies within easy reach of the town's excellent amenities. Teignmouth is a charming and well-regarded coastal town, famed for its expansive sandy beach, traditional pier and attractive seafront. The town offers a vibrant yet relaxed lifestyle, with a good selection of independent shops, cafés and restaurants, together with everyday services, schools and leisure facilities. The property is particularly well placed for access to the mainline railway station, providing regular services to Exeter, London Paddington and beyond, making it ideal for commuters as well as those seeking a coastal retreat. The nearby A380 offers convenient road connections to Exeter and the wider South Devon area.

### DESCRIPTION

Built in the late 1970s, 27A Woodland Avenue is a striking and highly individual coastal residence, designed to embrace its exceptional seaward outlook. Innovative for its time, the property combines a robust lower ground construction of brick and block with a steel-framed first floor, clad externally and distinguished by expansive floor-to-ceiling glazing. Above, a steel framed roof finished in clay tiles completes the architectural composition. The property commands a wonderful position overlooking the sea and is set in a large plot offering space for an extension should the purchaser wish to enlarge the property and undertake some updating.







## ACCOMMODATION

A welcoming entrance porch leads you into this elegant coastal home, opening into an inviting inner hall and showcases the quality Sapele hardwood central staircase and bannisters. The well-appointed, contemporary kitchen offers both style and practicality, while the impressive L-shaped living and dining room forms the true heart of the property. Here, a striking central statement fireplace creates a dramatic focal point, complemented by full-height windows that frame breath taking, uninterrupted sea views. From this magnificent space, doors open onto a private balcony with steps gently descending to the garden below.

The lower level provides excellent family accommodation, comprising four comfortable bedrooms, including one with an en-suite, together with a versatile fifth bedroom or study and a well-designed family bathroom. Completing the layout is a practical utility room and an integrated garage, ensuring convenience and ample storage.

## GARAGE AND GROUNDS

The property benefits from two garages, offering excellent flexibility. The first is positioned conveniently to the right as you enter the driveway, ideal for everyday use or additional storage. A second garage sits at the end of a steeper drive and is integrated into the main residence, providing secure access and further practicality.

The gardens and grounds wrap beautifully around the property, creating a sense of space rarely found in this sought-after coastal location. To the front, the garden is laid mainly to lawn, interspersed with established flower beds that add colour and charm throughout the seasons. To the rear, an extensive and beautiful, mature garden unfolds from a generous patio terrace, with steps leading gracefully down to a wide expanse of lawn. This impressive outdoor space offers exceptional potential for keen gardeners, families, or those simply wishing to enjoy the tranquillity of the setting.

A small lane to the sea side of the property leads to a private right-of-way with steps down to the beach below, solely for use by houses in the immediate vicinity.

## SERVICES

Utilities: Mains drainage, gas, electricity and water
Solar benefitting from Feed-in tariff
Heating: Gas central heating - new boiler fitted 5 years ago
Standard, Superfast and Ultrafast broadband available (Ofcom)
EE, O2, Three and Vodafone mobile network variable (Ofcom)

## AGENT'S NOTES

The ground floor is made up of a cavity masonry construction and the first floor is a steel frame incorporating panels that contain asbestos.

## DIRECTIONS

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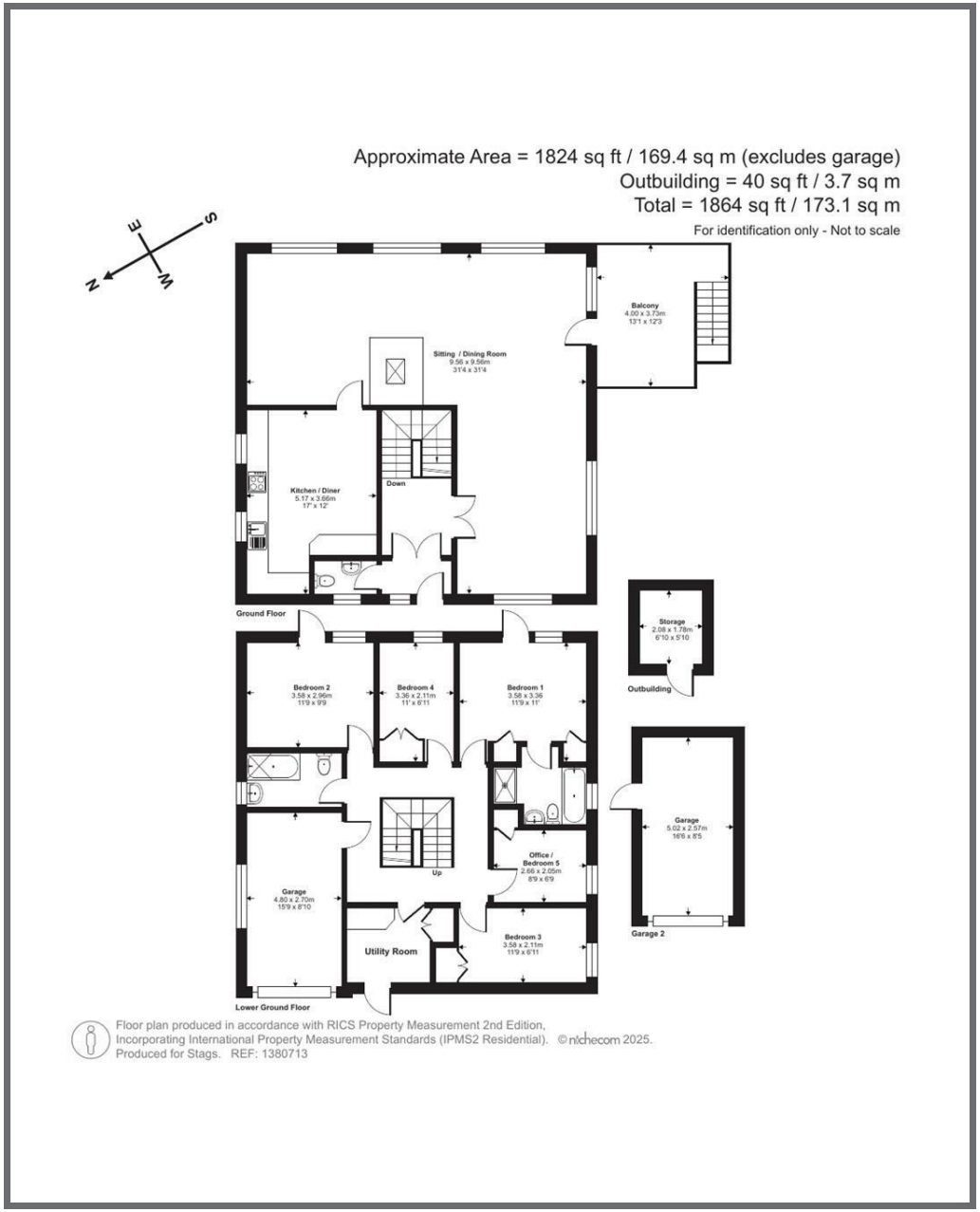


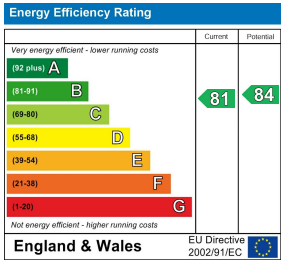




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.






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