



Teignmouth

2x 1x

ENERGY RATING
C75

- Video Walk-through Available
- Stunning Uninterrupted Panoramic Views
- Two Bedrooms (en-suite shower and WC)
- Open Plan Living Space
- Fitted Kitchen with Breakfast Bar
- Utility & Ground Floor WC
- Ample Parking And Garage
- Large Balcony
- Tucked-Away Location
- No Upward Chain

Guide Price:
£350,000
FREEHOLD

Higher Carlton Lodge, Second Drive, Teignmouth, TQ14 8TL



1000s of homes sold in Teignbridge

78 Queen Street, Newton Abbot, Devon, TQ12 2ER

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Second Drive is a highly desirable, quiet cul-de-sac and private road located in an elevated position in East Teignmouth. Situated roughly halfway up Dawlish Road, this premium residential lane is famous for its uninterrupted coastal views stretching towards The Ore Stone, Teign Estuary, Shaldon, and far-reaching countryside views of Dartmoor. The property has immediate access to East Cliff Walk down through East Cliff Park to Teignmouth Seafront.

Teignmouth offers a vibrant and comprehensive array of amenities that cater seamlessly to modern lifestyle needs. The town's centre boasts a thriving Arts Quarter filled with independent boutique shops, galleries, artisan bakeries, and local fishmongers, alongside convenient major supermarkets like Morrisons and Lidl. Leisure options are exceptionally diverse; residents can choose between the long, red sands of the main Town Beach with its classic promenade and Victorian pier, or the relaxed, sailing-focused atmosphere of the Back Beach. Family life and outdoor recreation thrive around The Den's award-winning seafront park, the heated open-air Teignmouth Lido, and the sub-tropical walking paths of Eastcliff Park, while the local Pavilions theatre provides a year-round hub for arts and cinema. Excellent healthcare is provided by local practices, and exceptional schooling options include Teignmouth Community School and the prestigious, independent Trinity School. Furthermore, the town is a commuter's dream, featuring a mainline railway station on the famous Riviera Line with direct trains to London Paddington and Exeter, as well as the historic passenger ferry providing a charming, daily connection across the river to the picturesque village of Shaldon

The Accommodation: The property is entered through a uPVC double-glazed front door opening into an entrance hall, which includes a ceiling light point, a radiator, and a storage cupboard with slatted shelving. Doors lead to a ground-floor utility room and a cloakroom WC. The utility room features vinyl tile-effect flooring, slatted shelving, a gas meter, and a double-glazed window to the side. The ground floor WC is fitted with tile-effect vinyl flooring, a low-level close-coupled WC with a push-button flush, and a hand wash basin with a monobloc mixer tap, tiled splashback, and a vanity cabinet below. Also located on the ground floor is an irregular-shaped bedroom featuring a built-in cupboard with shelving, wall lighting, a radiator, and double-glazed windows to both the front and rear aspects.

Stairs lead from the ground floor to the first-floor landing, which features a ceiling light point over the stairs, storage cupboard and a dedicated area that could be utilised as a study or home office. A window from the landing offers pleasant countryside views. The main bedroom features ceiling spotlights, a radiator, and a double-glazed door providing direct access to the balcony. This bedroom benefits from an en-suite WC comprising tile-effect vinyl flooring, a low-level close-coupled WC with a push button flush, a pedestal wash hand basin with a monobloc mixer tap, a vanity cabinet below, a heated towel rail, a shaver light and point. Adjacent is the en-suite shower room, which features tile-effect vinyl flooring, fully tiled walls, a ceiling light point, and a mains-fed rainfall shower. A large, spectacular open-plan room boasting uninterrupted, panoramic views spanning from sea to moor. This room includes two radiators, a uPVC double-glazed window to the side aspect, a TV aerial point, and multiple power points. Large, double-glazed sliding doors provide access to the expansive balcony, complemented by

two radiators and a uPVC double-glazed window to the side aspect. The kitchen area is fitted with a matching range of wall, base, and drawer units with roll-edge work surfaces over. It includes an inset four-ring Lamona electric hob with an oven below, and an inset stainless-steel sink with a monobloc mixer tap and matching drainer. The space is finished with laminate wood-effect flooring and features a central island with an extended worktop serving as a breakfast bar. There is space for an upright fridge-freezer, a TV aerial point, several power points, and a dedicated boiler cupboard with vinyl flooring housing a wall-mounted combination boiler. Finally, there are large, double-glazed sliding doors opening onto an expansive wraparound balcony with a wrought-iron balustrade.

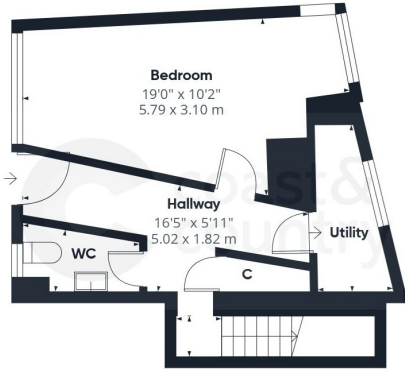
Parking: Off road parking is available outside the front door and in the courtyard, where there is an outside tap and power point, including a large garage providing further parking or storage space.

Gardens: The property owns the entire courtyard from road outside, and boasts an expansive, elevated wraparound balcony enclosed by a wrought-iron balustrade. Panoramic views spanning far reaching views towards The Ore Stone, Shaldon, Teign Estuary, Dartmoor and stunning sunsets.

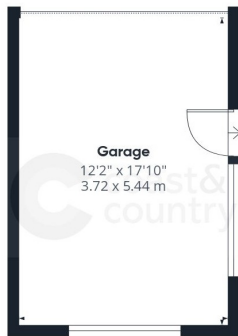
Directions: From Newton Abbot Penn Inn roundabout take the A380 Exeter bound. Take the first exit and at roundabout take the 3rd exit A381 for Bishopsteignton / Teignmouth. Follow A381 through Bishopsteignton into Teignmouth. At the Shaldon Bridge traffic lights continue straight ahead A379. At the next lights continue onto Exeter Road. On the next roundabout take the first exit, continue past Lidl to your left and the Railway Station on your right. Take the first exit on the next roundabout up Myrtle Hill. Continue up Dawlish Road



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Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1251 ft²
116.1 m²

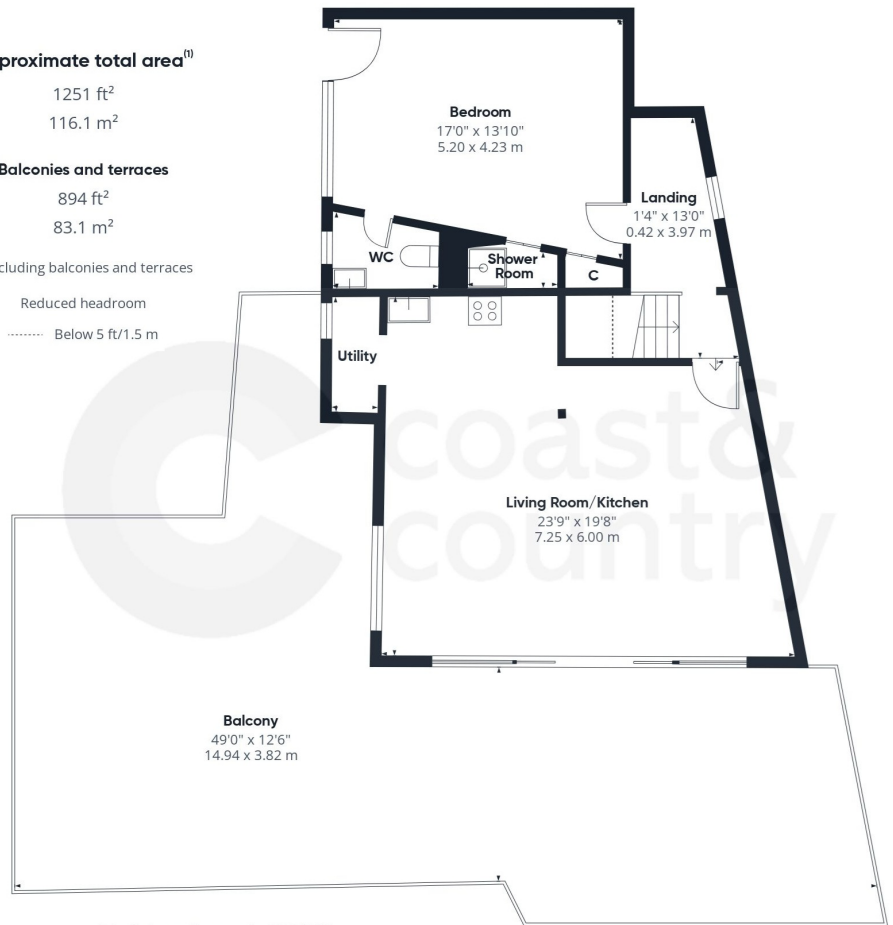
Balconies and terraces

894 ft²
83.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m



Floor 1 Building 1

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Agents Notes:

Council Tax: Currently Band D

Tenure: Freehold

Mains water. Mains drainage. Mains gas. Mains electricity.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.