

Amethyst Drive, Teignmouth, TQ14 8GD



NO ONWARD CHAIN. A contemporary three storey family home with open views, flexible living space, balcony, garden and integral garage, situated within a modern residential development on the edge of Teignmouth.

FREEHOLD, COUNCIL TAX BAND - F, EPC - B.

£549,950

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Set within a well-regarded modern development is this attractively designed and spacious home arranged over three levels, offering approximately 1,793 sq ft (166.6 sq m) of versatile accommodation. The property enjoys open outlooks to the rear and an elevated position that enhances both privacy and natural light.

Accommodation & Layout

The design of the property lends itself perfectly to modern living, home working and family life.

Lower Ground Floor

The lower ground floor provides an impressive open-plan kitchen/dining room, forming the heart of the home. Generously proportioned, this space is ideal for entertaining and everyday living, with ample room for a full dining table and direct access to the outside. A separate study on this level offers an excellent home office or hobby room, complemented by a utility room and cloakroom, keeping practical elements discreetly tucked away.

Ground Floor

On the main living level, the property features a bright and spacious sitting room that opens onto a private balcony, perfectly positioned to take advantage of the open views and outdoor seating. Also on this floor is a flexible bedroom/study, ideal for guests or multi-generational living, along with a WC. The integral garage is directly accessible, providing secure parking and additional storage.

First Floor

The upper floor hosts three well-proportioned bedrooms, including a generous principal bedroom with en-suite shower room. A modern family bathroom serves the remaining bedrooms, all of which benefit from good natural light and a pleasant outlook.

Outside

To the rear, the property enjoys a private enclosed garden, mainly laid to lawn, offering a safe and usable outdoor space for children, pets, or relaxing. The balcony above provides an elevated vantage point with open views, a notable feature that enhances the sense of space and setting. To the front, there is driveway parking leading to the garage.





Style and Finish

The house presents with a modern architectural style, combining brickwork, light-rendered elevations and contemporary glazing. Internally, the layout is thoughtfully planned with clean lines, modern fittings and excellent flow between rooms, making the property both practical and visually appealing.

Location and Area

Amethyst Drive is conveniently positioned within Teignmouth, a highly sought-after coastal town offering a blend of seaside charm and everyday convenience. The area is well served by local schools, shops and amenities, while Teignmouth seafront, beaches, and coastal walks are all easily accessible.

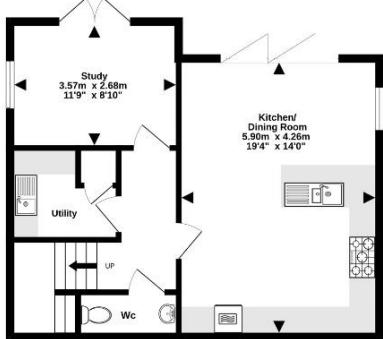
Teignmouth benefits from a mainline railway station with direct services to Exeter and London Paddington, making it popular with commuters and second-home buyers alike. The nearby A380 provides excellent road links to

Exeter, Torbay and the wider South Devon coastline.

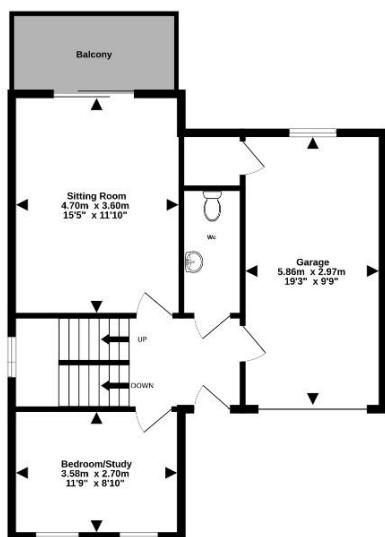
The surrounding area is renowned for its natural beauty, with easy access to the South West Coast Path, countryside walks, and scenic estuary views, making this an ideal location for those seeking a balance between coastal living and modern convenience.



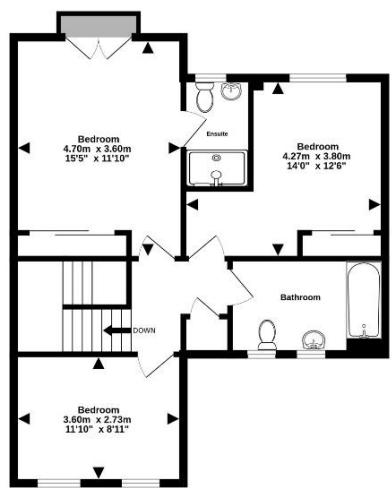
Lower Ground Floor
49.0 sq.m. (528 sq.ft.) approx.



Ground Floor
58.8 sq.m. (633 sq.ft.) approx.



1st Floor
58.8 sq.m. (633 sq.ft.) approx.



TOTAL FLOOR AREA : 166.6 sq.m. (1793 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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