



PORT VIEW

TEIGNMOUTH



PORT VIEW

Portview is an impressive detached family home offering five double bedrooms, a fully fitted kitchen with integrated appliances and utility, an open plan living and dining area, a master suite with dressing area and en-suite, an integral garage and driveway parking.

Portview is an impressive detached family home within easy reach of Teignmouth's vibrant town centre comprising a fully fitted kitchen with integrated appliances and separate utility, a spacious open plan living and dining area overlooking the rear garden and an integral single garage. This five-bedroom home takes advantage of its elevated position overlooking the town and sea beyond.

The ground floor entrance hall leads to a storage area, cloak room and access to the garage. The contemporary and high specification kitchen includes integrated appliances, timber worktop and LED down lights - just a handful of the features that are fitted as standard in this home.

The lower ground floor hall leads to a modern family bathroom and five double bedrooms, two of which offer en-suite shower rooms with

the master suite featuring a private dressing area and far reaching views across Teignmouth and the sea beyond.

To appreciate this impressive family home and take in the views contact us today and book your personal viewing.

Less than a mile from Portview lie the sands of Teignmouth beach and a wealth of shops, bars, cafés and restaurants. Fresh local seafood is available all year round and a clement summer's evening, Teignmouth's back beach offers an ideal spot to unwind with a glass or two and watch the sun go down.

Teignmouth benefits from excellent educational establishments, including the highly regarded Trinity School, and a variety of primary and secondary schools which have been classed as 'Good' by Ofsted.



Location

The coastal town and working port of Teignmouth has a great deal to offer, including its superb sandy beaches, award winning children's play area and highly regarded primary and secondary schools. Water sport activities are well catered for with two sailing clubs, deep water moorings and a diving school and there are several good golf courses in the area and a thriving Rugby Club. This picturesque town has a Victorian Pier, a new theatre and a wide selection of bars and restaurants. There is a good range of shops including a Waitrose supermarket, a Morrisons and smaller shops to suit most needs.



♥ Cathedral City of Exeter is just 14 miles away



Enjoy a day out at the popular market town of Newton Abbot

Directions

SAT NAV: TQ14 9NF

From the A380 south bound, take the B3192 exit towards Teignmouth, follow the B3192 for 4.3 miles, turn right onto Raleigh Road, then turn right onto Armada Drive.



The market town of Newton Abbot is 5 miles from Teignmouth and the cathedral city of Exeter and the Dartmoor National Park are approximately 20 minutes away. The nearby A380 dual carriageway connects with the M5 at Exeter and intercity trains stop at Teignmouth and Newton Abbot, offering excellent services to London Paddington and the rest of the country. Plymouth is approximately 55 minutes' drive and Exeter International Airport is a short drive from Teignmouth offering regular flights into London City Airport.

“With it's coastal charm, Teignmouth is truly a great place to call home.”



View of Teignmouth Pier and beach



Explore the local landscape, take a trip to Dartmoor



Neighbouring Shaldon

Local

Teignmouth Beach	1.3 miles
Pavilions Teignmouth	1.3 miles
Teignmouth Back Beach	1.4 miles
Local shop	0.2 miles
Teignmouth Pre-school	0.3 miles
Post Office	0.5 miles

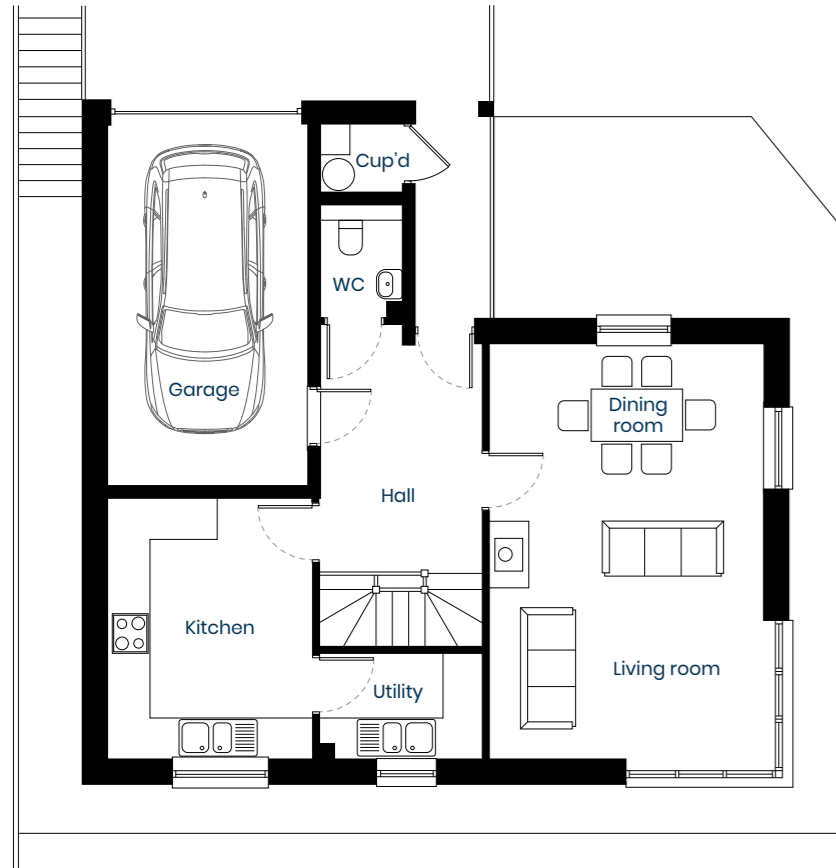
Nearby

Morrisons supermarket	2.0 miles
Newton Abbot	7.2 miles
Exeter (City Centre)	14.1 miles
Dartmoor (HayTor)	16 miles
Torquay	9 miles
Teignmouth Golf Club	1.5 miles

Transport

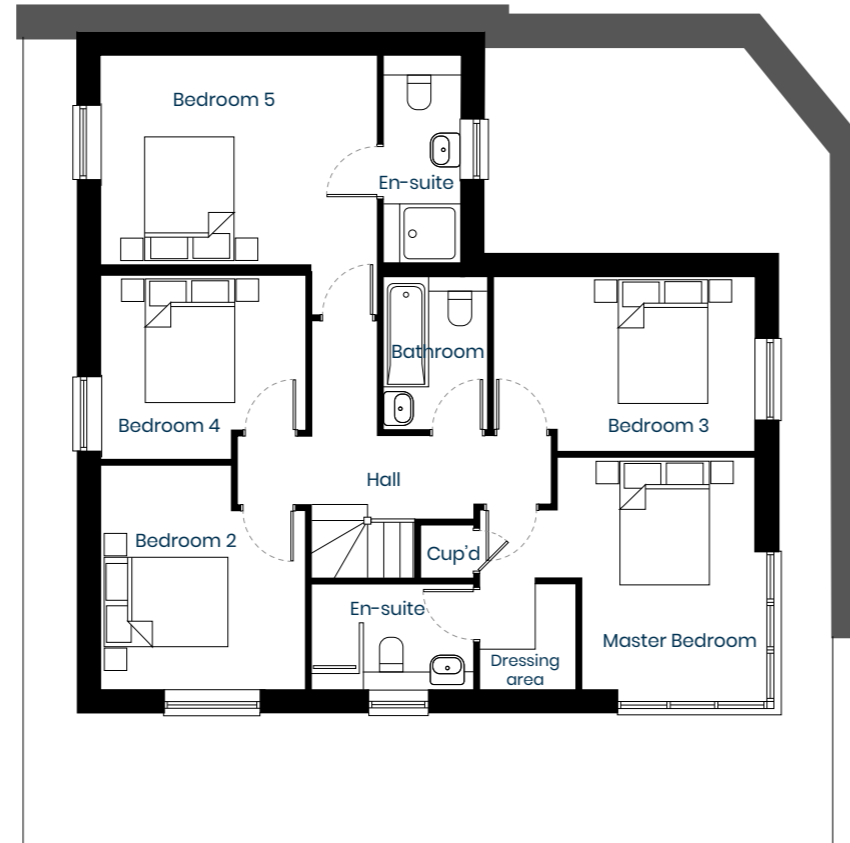
Teignmouth train station	1.2 miles
Exeter Airport	17.3 miles
A380	4.1 miles
A38	6.4 miles
M5	8.4 miles
A30	10.3 miles

Floor plans



Ground Floor

Kitchen:	3.15m x 4.00m	10'4" x 13'1"
Utility:	2.5m x 1.6m	8'2" x 5'3"
Living/Dining:	6.3m x 4.45m	20'8" x 14'7"
Garage:	5.7m x 3m	18'8" x 9'10"



Lower Ground Floor

Master Bedroom:	4.45m x 3.60m	14'7" x 11'10"
En-suite:	2.50m x 1.60m	8'2" x 5'3"
Bedroom 2:	4.30m x 3.20m	14'1" x 10'6"
En-suite:	1.20m x 3.20m	3'11" x 10'6"
Bedroom 3:	4.00m x 2.75m	13'1" x 9'00"
Bedroom 4:	2.90m x 3.10m	9'6" x 10'2"
Bedroom 5:	3.40m x 3.10m	11'2" x 10'2"





Specification

Internal finishes

- Ceilings and walls to be Timeless matt emulsion.
- Internal Woodwork to be finished in White Satinwood
- Oak Internal doors (where applicable)

Internal Joinery

- 100mm Skirting, 75mm Architrave – Pencelled Edge
- "Staircases: Softwood Strings, balusters, Newels, Square Edge finished in White Satinwood, Oak oval handrail. 150mm margin of treads and risers painted in matching finish to allow stair runner to be fitted"
- Fitted loft ladder
- Loft Hatch, uPVC proprietary hatch

Door Ironmongery

- Internal door ironmongery, brushed chrome levers on rose
- Door Numerals, Brushed Chrome

Wardrobes

- Fitted Wardrobes to Master Bedroom
- Wardrobes to Bedroom 2

Kitchen & Utility

- Stainless Steel Underslung bowl and a half sink to kitchen
- Inset stainless steel bowl and a half sink to kitchen
- Worktop, 38mm Timber worktop – Bamboo effect with 100m upstand
- Splash back – Choice of glass or tiles
- Stainless steel extractor hood extractor Hood
- Inset stainless steel single bowl sink to utility
- Worktop to utility Timber – Bamboo effect
- LED Downlights
- Belling single oven
- Belling 4 ring gas hob
- Belling 70/30 integrated fridge freezer
- Belling integrated dishwasher
- Belling washing machine – located in utility
- Belling tumble dryer – located in utility

Sanitary Ware

- White sanitary ware
- Basin Taps – chrome
- Wall hung wash hand basin

Bathroom

- "Fully tiled walls above bath
Half height tiled walls behind wash hand basin"
- Thermostatic shower above bath
- Concealed cistern to WC
- Wall mounted combined bath & Shower controls
- Wall mounted Shower screen above bath, clear glass
- Wall hung wash hand basin
- White sanitary ware
- Basin Taps – chrome
- Chrome heated towel rail

En-suite

- "Fully tiled walls to shower area
Half tiled walls behind Wash hand basin"
- Concealed Cistern to WC
- Thermostatic Shower
- Toughened glass shower enclosures – where applicable
- Toughened glass shower screen – where applicable
- Wall Hung WC pan with concealed waste pipe
- Heated towel rail with ability to operate independently of the CH system

Plumbing & Heating

- Combi Boiler – Gas central heating
- Underfloor heating
- Outside tap to rear garden

Flooring

- Ceramic tiling to bathroom
- Ceramic tiling to en suite
- Ceramic tiling to cloakroom
- Engineered wood flooring to living/dining room, kitchen, utility and hallway

Lighting

- LED downlights fitted throughout
- Living room and dining area, pre-wired for pendant lighting
- Upstairs landing pre-wired for pendant lighting
- Garage internal light – low energy strip lighting.
- Outside light fitted to the property
- Front door, down lighter
- External wall mounted light adjacent front door
- External wall mounted light to rear of property

Electrical

- Media Panel to contain 4 switched sockets, satellite and digital TV aerial point plus BT point to living room
- TV and Ethernet points to all bedrooms
- Shaver socket to bathroom
- Shaver socket to en-suite
- Door bell

External Finishes

- Bi-fold doors to living area
- Garage personnel door
- Electric up and over garage door
- Rear gardens to be finished with turf and decking feature

Extras

Depending on stage of build, these optional extras are available to purchase:

- Upgraded kitchen appliances to Neff, Bosch or preferred appliances
- Upgraded carpet and flooring
- Choice of wall colour
- Choice of tiles to kitchen and bathrooms

Please speak to the sales adviser regarding extras.

Your next steps

The developer is currently bringing this bespoke property to life. Port View is expected to be completed by Spring 2020. Viewings will be available to book via Complete Property.

If you want to take advantage of reserving beforehand, there is still time to personalise your home. Please talk to a member of the sales team to find out more.

Help to Buy

Port View is available to purchase using the Governments Help to Buy equity loan scheme.



Accessible to first and next time buyers Help to Buy, the popular Government-funded equity loan, could give you an opportunity to move into your brand new dream home, with just a 5% deposit.

Once you have your 5% cash deposit, the government will look to lend you up to 20% of the value of your newly built home through an equity loan. This does not require any repayment for the first five years, after it can be repaid at any time or on the sale of your home.*

With Help to Buy you will only need to secure up to a 75% mortgage from a bank or building society.

If you would like to find out more, please speak to our on-site sales executive, or visit www.helptobuysw.org.uk

Customer Care

All of the appliances are supplied with the standard manufacturers warranties, as will the boiler. Armada Property Group also provide a 12 month customer care service so that they can attend to any snagging issues that are required.

Warranty

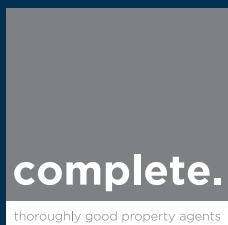
Port View will be protected with a 6 year architects warranty, At certain stages of construction the home will be checked to meet standards outlined by the Consumer Code For Home Builders so you can rest assured that your home will be built to the highest possible standard.





PORT VIEW

1 Armada Drive, Teignmouth, TQ14 9NF



Get in touch

If you would like to gain more information regarding Port View, please contact the Teignmouth branch of Complete Property

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teignmouth@completeproperty.co.uk



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