



Landscore Close, Teignmouth, TQ14 9LD

£795,000

A substantial detached former residential care set on a third of an acre plot with ample parking, a south-facing garden and terrace and approaching 10,000 square feet of internal space. Excellent development potential subject to the necessary consents. The owner is currently seeking consent for the whole building to be classed for C3 residential use.

- A SUBSTANTIAL DETACHED FORMER RESIDENTIAL CARE HOME SET WITHIN HALF A MILE OF TEIGNMOUTH TOWN CENTRE
- THE PROPERTY SITS ON A THIRD OF AN ACRE PLOT WITH AMPLE PARKING AND SOUTH FACING GARDENS AND TERRACE
- APPROACHING 10,000 SQUARE FEET OF INTERNAL SPACE WITH 25 RESIDENTIAL BEDROOMS, A LARGE COMMERCIAL KITCHEN AND PENTHOUSE A PARTMENT OPENING TO A LARGE ROOF TERRACE.
- TRULY OUTSTANDING VIEWS TOWARDS THE SEA AND THE LOCAL COASTLINE.
- SIGNIFICANT DEVELOPMENT POTENTIAL SUBJECT TO THE NECESSARY CONSENTS.
- THE OWNER IS CURRENTLY SEEKING PLANNING FOR THE WHOLE BUILDING TO BE CLASSED AS C3 RESIDENTIAL.



Property Description

SITUATION

This substantial former care home is set within around a half a mile from the town centre and promenade and with close access to local schools and the railway station. Teignmouth is positioned on the lovely South Devon coastline, approximately 13 miles from the cathedral city and county town of Exeter. There is a fine promenade with sandy beaches, including a classic crescent of imposing Georgian buildings. There are boating opportunities on the estuary and the "back beach" has a selection of pubs and restaurants in a superb marine setting. The town has a wide variety of independent shops and cafes, along with several excellent public houses. There is a supermarket on the west side of the town, along with a theatre and bowling club close to the sea front. Teignmouth has several primary schools, along with a well-regarded secondary school/Community College, and Trinity School, being a private school offering both primary and secondary education. There is a mainline railway station offering a direct link to London Paddington. The junction to the A380 via the B3192 is just under 5-miles away, which can be used to access the A38 and the M5, offering an easy commute to Exeter and beyond.



DESCRIPTION

Nightingale House is an imposing and substantial detached period building having been a former twenty-five-bedroom residential care home. The property is set on a third of an acre plot with ample parking, along with a south-facing garden and a sweeping terrace. The internal spaces extend to almost 10,000 square feet and, in addition to the numerous bedrooms there is a large commercial kitchen and various entertaining/receptions areas. Additionally, there is also

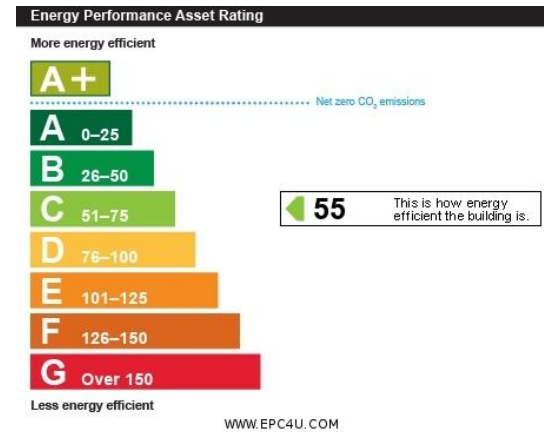
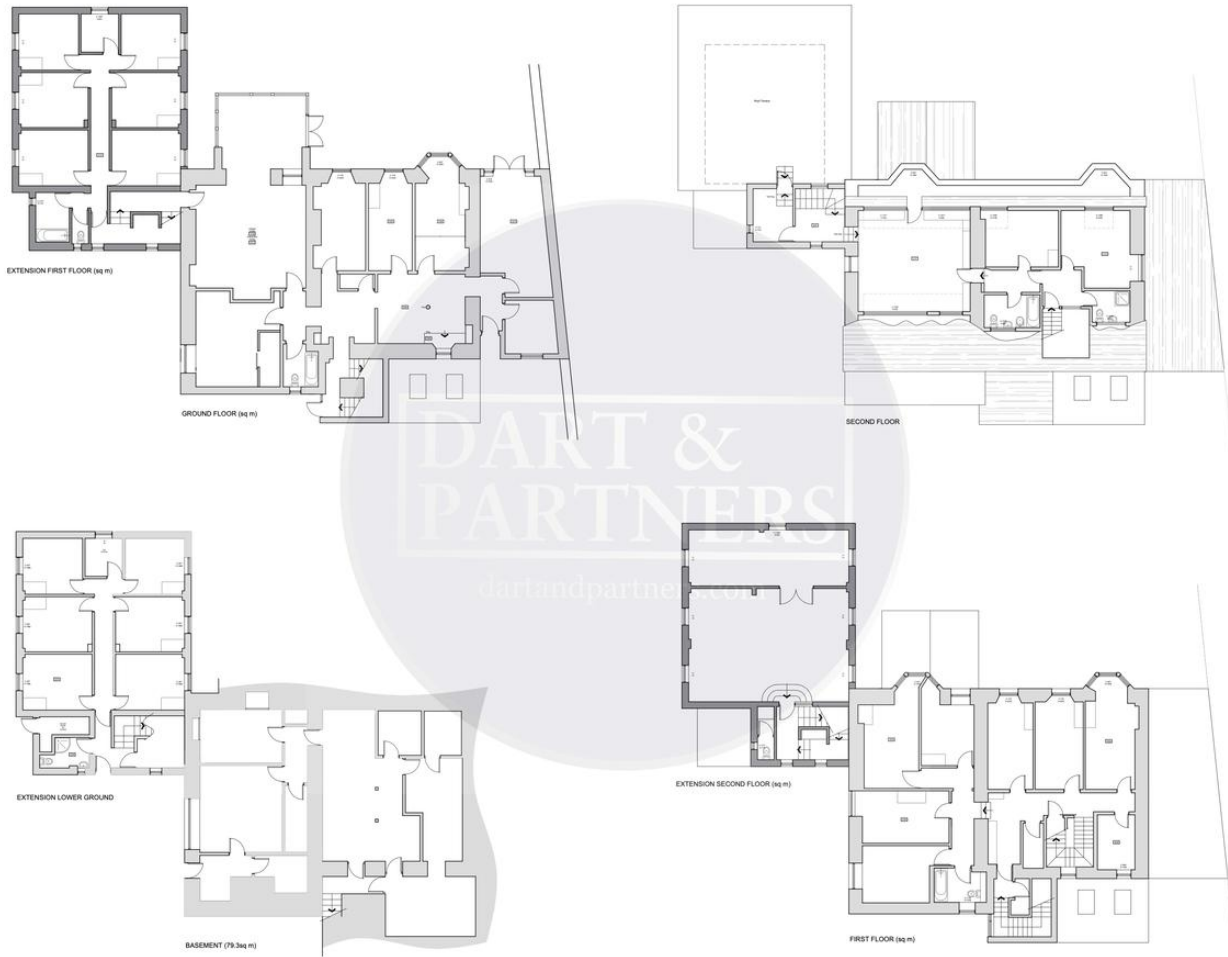


an appealing penthouse apartment on the upper floor which opens to a good-sized roof terrace. Nightingale House enjoys truly outstanding views across parts of the town and out to sea taking in the local coastal village of Shaldon and across beautiful Labrador bay towards Babbacombe. The property is offered to the open market with immediate vacant possession and presents numerous possibilities, with there being significant potential for development or conversion to alternative uses subject to the necessary consents.

MATERIAL INFORMATION - Subject to legal verification

Freehold
Council Tax Band F





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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements