

**Property reference number: -2512-1943 (TEIGNMOUTH)**

Home to a family with 2 children in the 6-12 age group,  
looking to house swap in the school holidays.

**KEY INFORMATION...**

Bedrooms available:-	Double:- 1 with king-size bed, single:- 2 (both with trundle beds so can be twin) Other:- Playroom/2nd lounge with king-size sofa bed (Max:- 6/8 people)
Children welcome? -	Yes, all age groups welcome
Pets that live here:-	They have 2 Springer spaniels and they will be looked after elsewhere during the house-swap. They have a hamster that can also be looked after elsewhere if preferred.
Re-dogs:-	They may consider a dog staying, downstairs only, and not to go on any of the furniture.



This 2016 detached house is situated on the edge of the town, on a new(ish) housing estate, and the house backs onto a public field with great views of the sea and estuary. This is a lovely seaside town (population of 15-20 thousand) surrounded by the countryside. Within easy reach by rail or car are Exeter, Dartmoor and other beautiful coastal spots. The town includes local theatres and lots of community activities. Over the summer, events such as the regatta and carnival bring a real buzz to

the town. Lots of independent options for shopping and eating out. There is a choice of local supermarkets in the town. Teignmouth is next to the beautiful village of Shaldon, accessed by road over the bridge or across the local passenger ferry! The town center is a 1mile drive, or 1mile walk through the park to the seafront. There is a local post office & shop ½ mile along the road

This light and spacious home is over 3 floors and comprises of:- Playroom/2nd lounge & downstairs toilet on the entrance floor. Large kitchen diner & main lounge on first floor (plus office which is not available). 4 bedrooms (one en-suite) and family bathroom on top floor. Sky Sports & Movies/Netflix/Prime etc available on the TV's in the main lounge and downstairs lounge. Sea views from front of the house.

The kitchen/diner backs onto the large garden with patio & lawn areas. Garden furniture & umbrella all out ready to use, as are a netted trampoline, swings, slide etc, and football goals. (The trampoline is also suitable for 1 adult at a time). The garden is completely enclosed and is a beautiful sun trap into the evenings. The house has a driveway for 2 cars. (More info and photos below)



The family attend Teignmouth Baptist Church where house-swappers are sure to receive a warm welcome! Creche, groups for children & youth. Morning service is 10.30am, usually just over an hour. [www.teignmouthbaptist.org](http://www.teignmouthbaptist.org)

Playground/park/ sport	Heated outside pool (Lido) on seafront and outside tennis courts. Par 3 golf course in Shaldon. Teignmouth Golf course 2.5miles away. Local (newly refurbished) Broadmeadows sport centre, also Dawlish Leisure centre with indoor pool 3 miles away. Lots of opportunities for water sports hire/lessons. Paddle board/kayaking etc Wonderful large playpark on seafront (with water play area in the summer), next to large 'Den' grass area. Also very small playpark 1minute walk from our house
Recommended places of interest	Haldon Forest (Forestry England) Teignmouth Seafront and Beach Teignmouth Back beach (more local beach with food huts, water sports hire etc). Dartmoor, they are on the South West Coastal Path. Many options for family days out (Crealy Adventure Park, Paignton Zoo Etc) Sea safari Steam train along the coast.



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