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THE AWARD WINNING
ESTATE AGENTS

The Lodge, Shaldon
Freehold



The Lodge, Coast View, Torquay Road, Shaldon, TQ14 0BQ

An individual detached house with much potential, enjoying stunning sea views.

- No Upward Chain
- Video Walk-Through Available
- Substantial Detached House & 1 Bedroom Annexe
- 5 Bedrooms (4 en-suite)
- 4000sqft of Accommodation
- 0.4 Acre Plot
- Ample Off Road Parking
- Edge of Sought-After Coastal Village
- Rare Opportunity
- Stunning Views



Extending to over 4000sqft, the house sits in an elevated position on the edge of the exclusive coastal village of Shaldon, adjacent to Coast View Holiday Park and around 750m from the pretty village centre with its excellent selection of shops, bars and restaurants.

Occupying a plot which extends to around 0.4 acres in total, the property has predominantly level gardens which offer good levels of privacy and are well-established and mainly laid to lawn. A gated private driveway provides plenty of parking.

Shaldon is an idyllic fishing village with quaint thatched cottages, period houses and some spectacular grand design style homes. Narrow streets wind down to the beach next to the mouth of the River Teign where a ferry provides foot passage over to the coastal town of Teignmouth. Torquay with its chic marina and Mediterranean-style coastline is around 5 miles drive whilst the city of Exeter is around 15 miles drive.

ACCOMMODATION

Stepping inside, the house enjoys stunning views in an almost 180-degree vista looking directly out to sea and along the picturesque coastline, taking in Teignmouth and beyond. Presented over four floors, the layout offers versatility and currently provides extensive living spaces, five bedrooms, four with en-suites, a self-contained annexe style one bedroom apartment, and a useful basement area. The accommodation is partly modernised and has some lovely individual and stylish features such as balconies and feature glazing, but does now require some further updating and improvement.

In short, the property offers a wonderful opportunity for a buyer to finish their new home to their own style and taste.

GARDENS

Lovely established plot with level and secluded areas of lawn extending to around 0.4 acres.

PARKING

Gated driveway for multiple vehicles.



AGENT'S NOTES

Tenure: Freehold

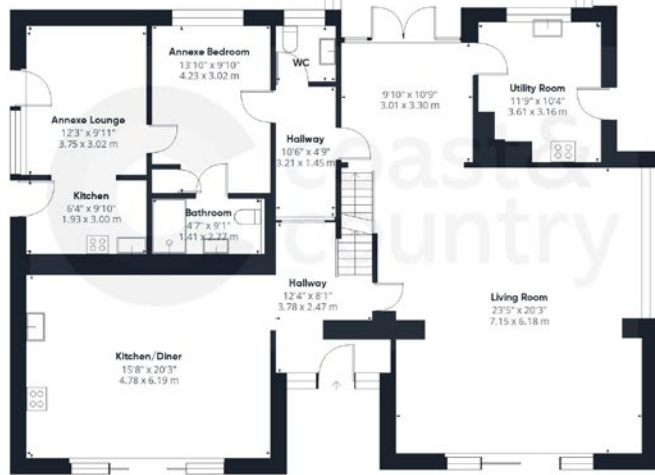
Council Tax: Currently Band D

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

The property has a right of access across the holiday park, and the vendor informs us that there is no liability for maintenance.

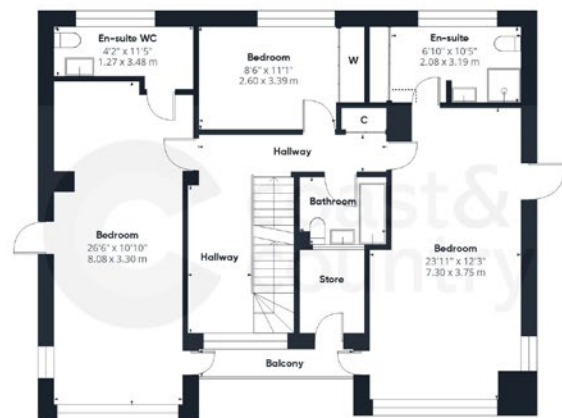
DISCLAIMER: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property 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.





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

GIRAFFE360



VIEWINGS

Strictly by confirmed appointment with the vendor's agent, Coast & Country.

DIRECTIONS

From Newton Abbot head towards Teignmouth on the A381 Newton Road passing through Bishopsteignton. As you reach Teignmouth turn right at the lights for Shaldon which will take you over Shaldon Bridge. At the end of the road take the right hand turn and follow the road up the hill towards Torquay. After the left hand turn for the Ness Hotel take the right hand turn into Coast View Holiday Park and immediately right again and the property will be seen in front of you.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		