

SIMPLY GREEN

5 Sackery

Combeinteighhead



Superb Semi Detached House

Large Living Room

Bar/Study

Open Plan Kitchen Diner

Four Bedrooms, principal with ensuite

Family Bathroom

Large Landscaped Garden

Off Road Parking

Stunning Countryside Views

Freehold / Council Tax Band C



This superbly presented semi detached house has a real country feel.

It is located on the edge of the highly regarded village of Combeinteighead and offers an amazing landscaped rear garden and stunning views.

The accommodation is spacious throughout and offers a large but welcoming Living Room with an adjacent bar/study, an open plan kitchen diner, three bedrooms and a family bathroom on the first floor and the principal bedroom ensuite on the second floor with incredible views.

Viewing is highly recommended to appreciate this beautiful home.

Combeinteighead is a picturesque estuary village with lots of charm and benefits from a village hall, church, popular Inn and is within easy access to Shaldon and Newton Abbot. There is a primary school in the nearby village of Stokeinteignhead. Newton Abbot is a thriving market town with plenty of shops, amenities, eateries and leisure facilities. There is a choice of primary and secondary schools. With good transport links to Torbay, Exeter and Plymouth. There is also a mainline railway station for trips further afield.

Agents Note: This property is subject to the 3 year Devon Rule.



Accommodation:

A glazed composite door opens into the the entrance hall with engineered Oak flooring running which through to the living room. There is a good size radiator, Under stairs storage cupboard which houses the combination oil boiler, next to this are large pull-out drawers offering additional deep storage, stairs to the first floor and access to the reception rooms. As you enter the spacious living room you are greeted with a Woodwarm Multi fuel stove, making you instantly feel at home, this is ideal as a family room or just somewhere to relax. A large window overlooks the front of the property allowing in plenty of natural light. Adjacent to the living room is a small room currently set up as a bar which is useful when entertaining. Moving through to the kitchen diner you find more spacious accommodation. The L shape design is first class and is certainly the hub of the home. There is a range of wall and floor units with wood effect worktops giving you plenty of storage and workspace. Included is an electric double oven, a large induction hob with designer extractor fan above, a built in fridge freezer, washing machine, dishwasher and a white sink with a boil tap. The dining area has a matching built in storage unit and offers space for a large table and chairs. Patio doors open out to the rear garden allowing you to take full advantage of the summer months. First Floor Accommodation: Carpeted stairs rise to the first floor landing. On this level you have three bedrooms and the family bathroom. Bedroom two is a large double room with built in wardrobes, carpeted flooring and a radiator. A window overlooks the front with views of the fields and beyond. Bedroom three is also a double room with built in wardrobes, carpeted flooring and a radiator. This room has a window overlooking the amazing rear garden and views beyond. Bedroom four is a single room, currently used as a home office. The family bathroom has a tiled floor and tiled walls. It comprises; white bath with an electric power shower above, pedestal hand basin, low level W.C, heated towel rail and an obscure window. Second Floor Accommodation: A further staircase leads up to the second floor to the wonderful principal bedroom and ensuite. This is a generous size room with a feeling of grandeur. A Velux widow to the front gives you incredible views over the fields and a window to the rear overlooks the rear garden and views beyond. The ensuite is generous in size and has been designed with style in mind. A free standing white roll top bath draws your attention as soon as you enter the room, this is complimented with a pedestal hand basin, low level W.C, large shower in a glass cubicle, electric heated towel rail, and two windows.

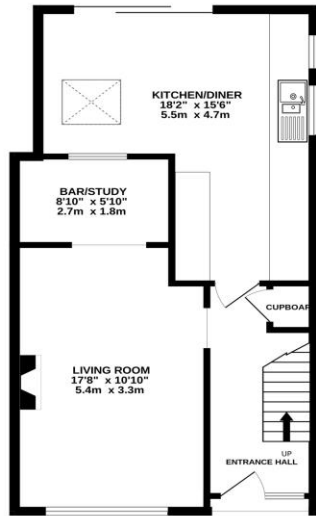


Outside:

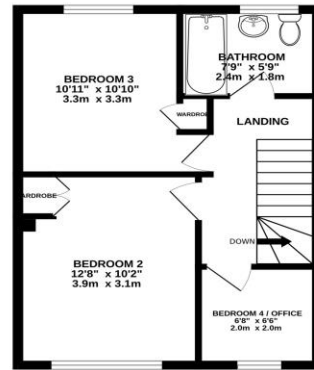
The property is set in a rural location on a generous size plot. There is ample parking available in the communal parking area and in front of the property. As you approach the property you are greeted by the enclosed front garden. Accessed through a wooden gate, a pathway leads to the front door beside the front lawn. There is a bin store with herb garden planter above and a large wooden gate giving access to the side and rear of the property. The side of the property has a large wood store and sports storage area currently used to house bikes and paddle boards. External power point is also fitted in this area. This leads around to the rear of the property where the amazement begins. Also accessed from the patio doors in the dining room, the rear garden has been landscaped on different levels and all have electrical supply. The decking has been recently fitted and leads up to the party area with a bespoke built in barbeque and fold down bar. This is great for family and friends when entertaining. There is plenty of space for seating and tables. From here a few steps take you to the next large lawned area. For the keen gardener is a large greenhouse and a separate storage shed. There is also a water supply for hoses, and the Oil storage tank is neatly hidden along the hedge. A pathway rises to the next level with electrics and plumbing for a hot tub. Above this is a second area of lawn and a fabulous Sunroom with a veranda giving you somewhere to sit and take in the amazing views. The summerhouse has a full electrical supply making this a versatile place to suit you needs. To compliment the garden is a fully stocked pond. with a pump circulating a stream trickling down to the pond allowing you to chill and relax to the sounds of nature. The garden has a number of fruit trees established as well as other plants and shrubs.



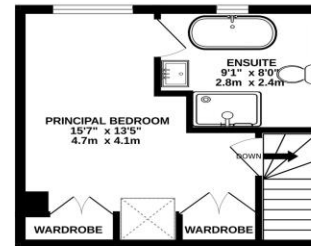
GROUND FLOOR
542 sq.ft. (50.3 sq.m.) approx.



1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.

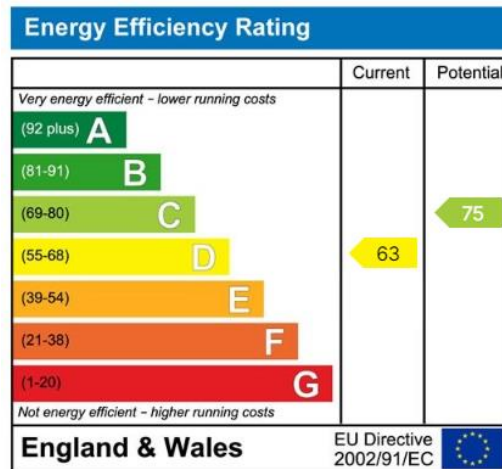


2ND FLOOR
260 sq.ft. (24.1 sq.m.) approx.



TOTAL FLOOR AREA : 1197 sq.ft. (111.2 sq.m.) 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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EPC: D

COUNCIL TAX BAND: C

TENURE:
FREEHOLD

For more information on this house or to arrange a viewing please call the office on:

01626 798440

Alternatively, you can scan below to view all of the details of this property online.



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