

SIMPLY GREEN

St. Mary Magdalen
Close

Bishopsteignton



FOUR BEDROOM DETACHED HOME

- ◆DETACHED HOME IN A SOUGHT AFTER AREA OF BISHOPSTEIGNTON
- ◆BEAUTIFULLY PRESENTED THROUGHOUT WITH STUNNING OPEN PLAN LIVING
- ◆FOUR BEDROOMS WITH PRINCIPLE ENSUITE
- ◆ESTUARY VIEWS
- ◆GROUND FLOOR WC
- ◆OFF ROAD PARKING
- ◆WELL MAINTAINED GARDENS
- ◆GARDEN ROOM/STUDIO
- ◆PV PANELS
- ◆TENURE - FREEHOLD

Set within a small, select development in the charming estuary village of Bishopsteignton, St Mary Magdalen Close offers an idyllic location. The village is positioned above the stunning Teign Estuary, boasting a range of local amenities and transport links, with the seaside town of Teignmouth just 2 miles away.

Built in 2008, this stunning detached home exudes modern elegance with accommodation comprising a stunning lounge, kitchen, dining room. With a ground floor WC, utility room and home office. Four bedrooms, including a principle ensuite and a family bathroom complete the space.

Outside, the home provides off road parking along with a front terrace ideal for afternoon and evening sun, and views towards Dartmoor. The rear garden, fully enclosed, features a spacious paved terrace, lawn, a garden room/studio, and an undercover entertaining area. The property also benefits from the inclusion of photovoltaic panels and a power wall/battery system.



Accommodation

St Mary Magdalen Close is a beautifully presented, 2008-built detached home that effortlessly combines contemporary design with functional living spaces. With high end fixtures and fittings throughout, oak doors, brushed chrome sockets and switches and a range of integrated appliances creating a stunning turn key home.

The welcoming reception hall sets the tone for the rest of the home, featuring a curved wall, galleried landing, and a 2.5 meter high window that fills the space with natural light. The hall also includes a convenient under-stairs storage cupboard, a radiator with ornate cupboard, and feature timber veneer doors leading to the main rooms, creating a graceful transition to the heart of the home.

The cloakroom, located off the hall, is well-appointed with a wash basin, WC, and small radiator, along with a side-facing uPVC opaque double-glazed window, adding a practical yet stylish touch.

The spacious sitting room is bathed in light, thanks to a large front-facing window offering views of the front terrace. The contemporary Opus free-standing log-burning stove adds both warmth and style to the room. This inviting space seamlessly flows into the dining room, creating a sense of openness and connection between the rooms. The dining room is perfect for entertaining, featuring spotlights on the ceiling and a large uPVC double-glazed window overlooking the rear garden. Its feature shelving and contemporary-style radiator complement the space, which easily connects to the kitchen.

The beautifully fitted kitchen is a true highlight of the home, featuring high-gloss "System 6" units with contrasting cupboard doors and extensive quartz work surfaces. The large island extends into a breakfast bar, creating a social hub for the home. Integrated ovens, a dishwasher, and an induction hob make cooking a pleasure, with bifolding doors giving access to the well maintained gardens.

Adjacent to the kitchen is the practical utility/boot room, fitted with high-gloss Howdens units and a large composite sink. There's a fitted wine cooler and space for further white goods. The utility room also houses the central heating boiler and photovoltaic inverter, adding to the home's eco-friendly appeal. A barn style composite door leads out to the garden.

On the ground floor, there is a versatile study or fifth bedroom, featuring a uPVC double-glazed window, a radiator, and spotlights and access to a loft space, providing the flexibility to serve as a home office or guest room.



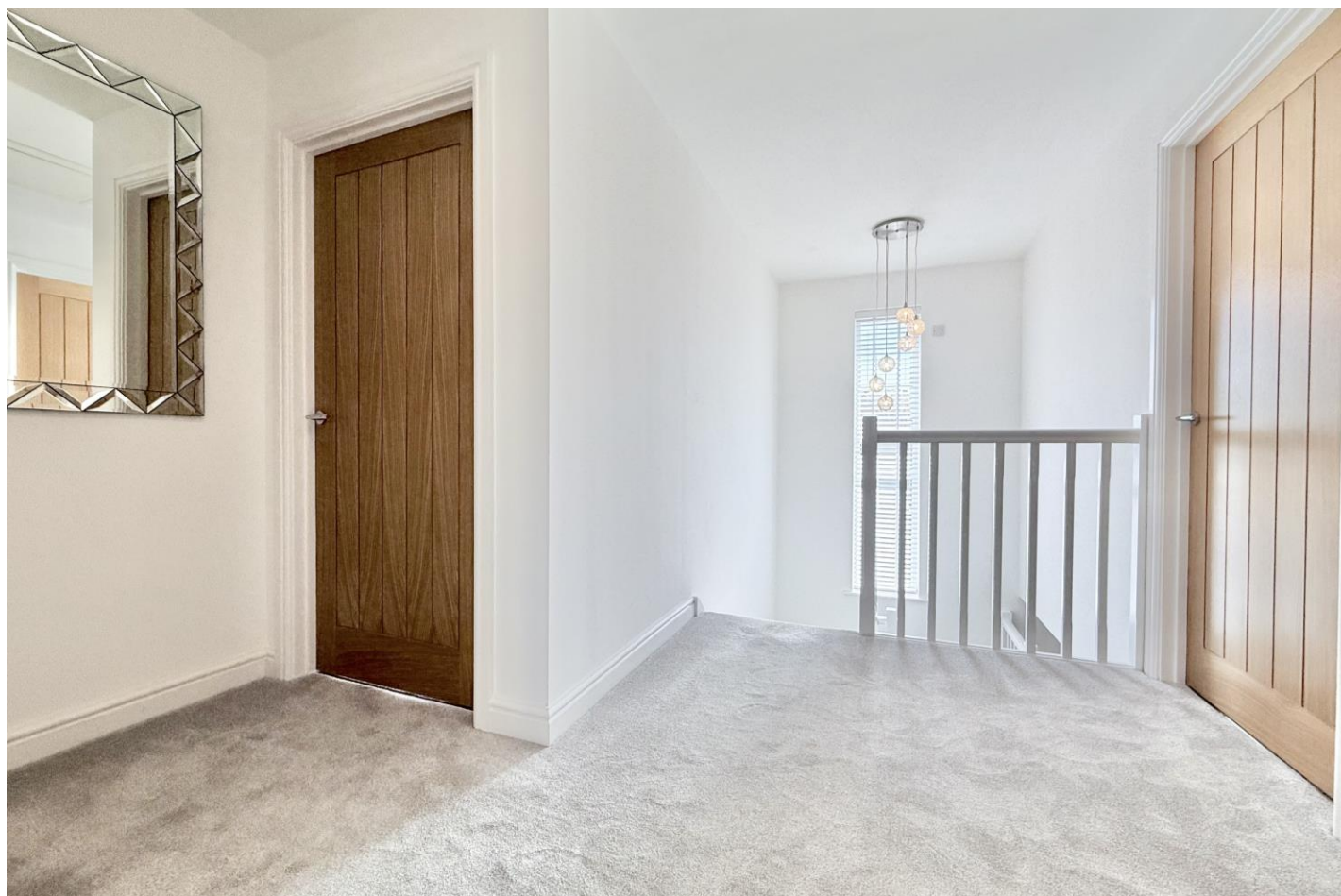
First Floor Accommodation

Upstairs the part-galleried landing with its oak balustrade, recently laid carpets and oak doors leading to four well-proportioned bedrooms, a family bathroom and airing cupboard storage.

The principal bedroom suite enjoys lovely views of the estuary and Dartmoor, with a large front-facing uPVC double-glazed window. The room is complemented by brushed chrome power and tv points, and central heating. The stylish en-suite shower room features a large tiled shower cubicle, wall-mounted wash hand basin, and WC, with a ladder-style radiator, mirror, and ceramic floor tiles adding a modern touch, with an obscured double glazed window to the side.

The three remaining bedrooms are equally inviting, each offering ample space. With bedroom two offering rear facing double glazed windows, central heating radiator and a range of power points and TV point. Bedroom three also benefits from rear facing double glazed windows, central heating, power points, TV point and a range of high gloss wardrobe storage with a range of hanging rail and shelving storage. Bedroom four comprises front facing double glazed windows with a pretty outlook, a range of power and media points as well as central heating.

The family bathroom is modern and well-equipped, with a panel bath, Mira shower, and a surface-mounted wash hand basin with a mixer tap. The room also features a WC, ladder-style radiator, and ceramic floor tiles, ensuring comfort and style. Finished with an extractor fan, spotlights to ceiling and a sky tunnel.



Outside

Outside, the driveway provides ample parking and a paved seating area, enclosed by timber fencing, capturing the afternoon and evening sun while offering views of Dartmoor. A large under-cover side store provides storage space for bikes and outdoor equipment, ensuring the home remains clutter-free.

The rear garden is fully enclosed for privacy and features a large paved terrace, ideal for outdoor entertaining. Beyond the terrace, stone chippings, mature shrubs, and a tranquil atmosphere create a peaceful outdoor retreat. The garden also boasts a garden room/studio, offering a versatile space that can be used as a home office, art studio, or gym, with a range of power points and lighting. The undercover entertaining area is perfect for hosting guests in all seasons. The garden also includes a raised summer house.

This thoughtfully designed property offers a perfect blend of modern comfort, natural beauty, and eco-conscious living, all within a thriving community. 7 St Mary Magdalen Close is not just a home, but a peaceful retreat that harmonizes style, practicality, and sustainability.

Set within a small, select development in the charming estuary village of Bishopsteignton, 7 St Mary Magdalen Close offers an idyllic location. The village, with its strong sense of community, is positioned above the stunning Teign Estuary, boasting local amenities including a post office, chemist, garden centre, village hall, two public houses, a real ale brewery, and the Cockhaven Arms. For families, there is also a well-regarded primary school. Just 2 miles away, the seaside town of Teignmouth provides further attractions, from its classic Georgian crescent and sandy beach to a variety of shops, cafes, and restaurants. The town is also home to a mainline railway station, secondary schools, and Trinity School for private education. Boating enthusiasts will enjoy the estuary, while golfers can take advantage of Teignmouth Golf Course, only 2 miles away. With easy access to the A380, Exeter and its cathedral, university, and international airport are within easy reach.

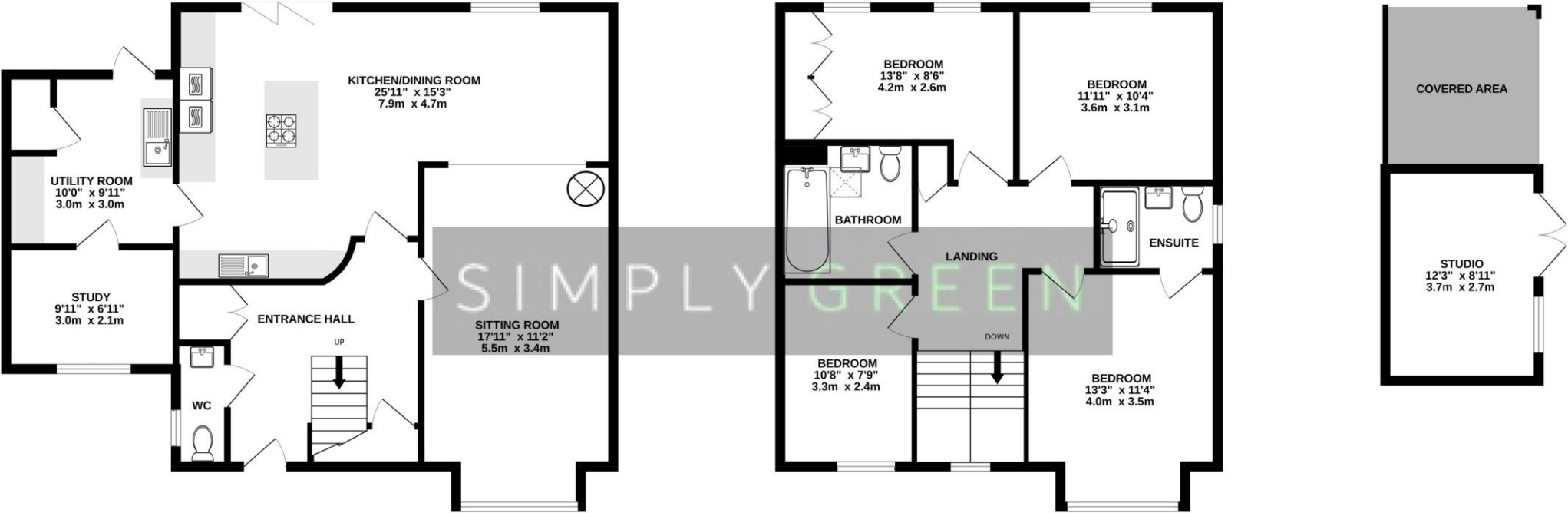


FLOORPLAN

GROUND FLOOR

1ST FLOOR

STUDIO



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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