



Platway Lane, Shaldon TQ14 0AR

Guide Price £525,000

A detached bungalow with good sea and estuary views available to the market for the first time in many years and requiring comprehensive refurbishment/redevelopment. Sitting room, kitchen/breakfast room, two bedrooms and a bathroom with separate WC. Parking and large garage, good sized mature gardens, various stores and outbuildings.

- A DETACHED BUNGALOW WITH GOOD VIEWS TOWARDS THE ESTUARY AND BEYOND
- AVAILABLE TO THE MARKET FOR THE FIRST TIME IN MANY YEARS
- REQUIRING COMPREHENSIVE REFURBISHMENT/REDEVELOPMENT
- SITTING ROOM AND KITCHEN/BREAKFAST ROOM
- TWO BEDROOMS, BATHROOM AND SEPARATE WC
- PARKING AREA AND LARGE GARAGE
- MATURE GOOD SIZED GARDENS
- VARIOUS SHEDS AND STORES



Property Description

LOCATION

Platway Lane occupies a desirable, quiet and elevated setting within the ever popular coastal village of Shaldon. Shaldon has a strong sense of community and nestles beautifully between the sandy estuary beach and the pretty hills above. There are independent shops and cafes, a good selection of public houses and restaurants and a charming foot passenger ferry across to the seaside town of Teignmouth. Additional amenities include an Ofsted 'Outstanding' rated primary school, The Ness House Hotel and a bowling green surrounded by pretty cottages. There is a well-supported annual regatta and water carnival as well as a rowing and sailing club. There is good walking on the south west coast path and the wonderful Ness Beach is accessed via a tunnel. The village even has a small zoo! Teignmouth is just over a mile away and has a lovely promenade with classic Georgian crescent and a range of education options including Trinity School, offering both private primary and secondary education. In addition there is a mainline rail link to London Paddington.

DESCRIPTION

4 Platway Lane is available to the open market for the first time in many years. Whilst in need of comprehensive renovation, the property occupies a commanding position and has a good size plot. The windows on the front elevation have fantastic views towards the Teign estuary and beyond. The accommodation currently comprises a dual aspect sitting room, two bedrooms, a kitchen with porch and pantry leading off and a bathroom with a separate WC. At street level there is a parking area, access to an under cover entrance area and an "up and over door" opens to a sizeable garage. The mature gardens surrounding the property comprise lawns, area of mature bedding, areas of hardstanding and various sheds and stores etc.

To the front of the property there is a paved entrance area from where brick-work steps rise up to a tiled entrance veranda with a feature cast iron balustrade. The timber and part glazed entrance door with outside light beside opens to the....





ENTRANCE HALL With radiator, doors to the principal rooms and a hinged access to the loft space. A door opens to a cloaks cupboard with a further cupboard above.

SITTING ROOM A spacious room with a large front facing window taking in outstanding views over the surrounding area towards the Teign estuary, Shaldon bridge, as well as having views towards parts of Teignmouth, the sea, and the Little Haldon hills. There is a casement door with windows to either side also having estuary views with the door leading to steps to the outside at the side. There is a fireplace with raised tiled hearth upon which there is a redundant gas fire with tiled surround and timber mantle over. Double doors opens to a shelved cupboard. Double radiator.

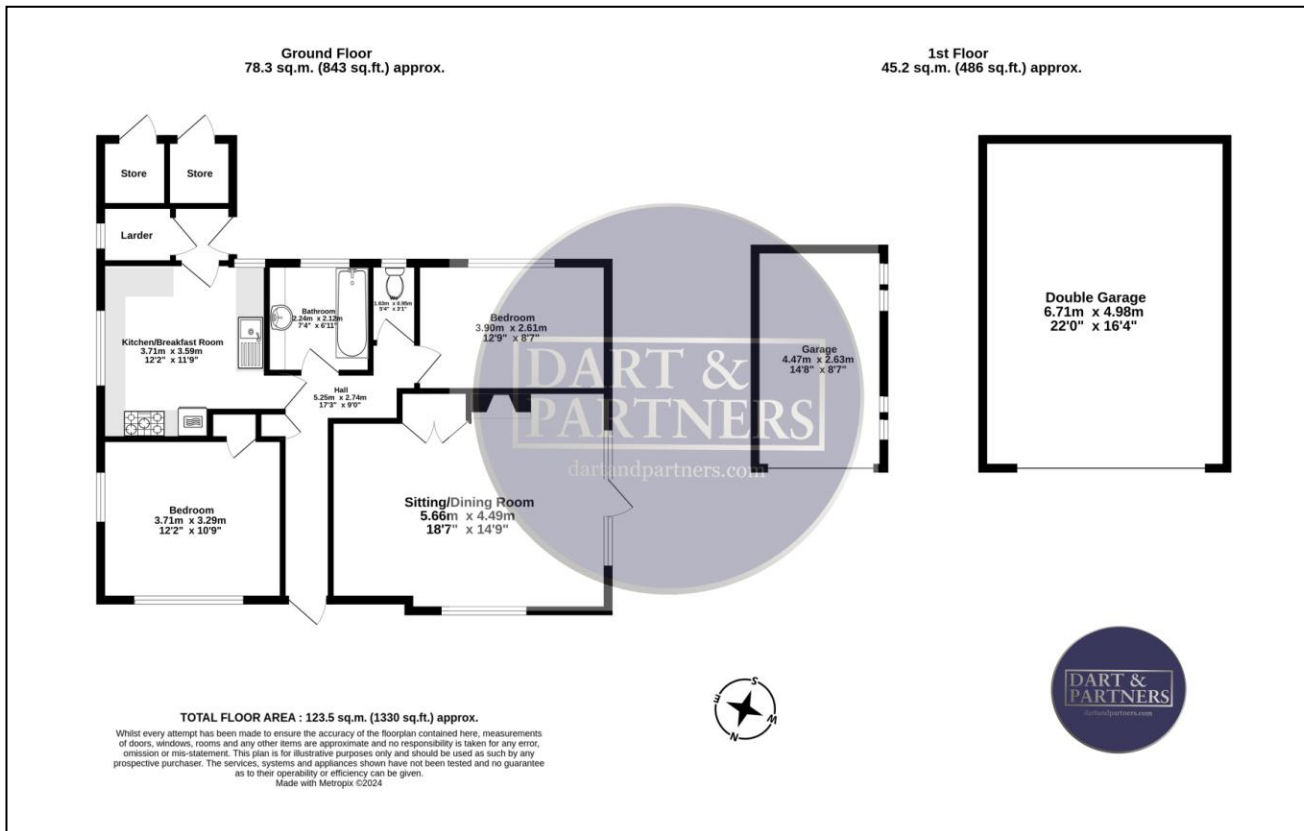
BEDROOM ONE With a large front facing window, also having good views towards the estuary and beyond as described. A side facing window also has some outlook, radiator and a recessed cupboard/wardrobe with further cupboard above.

BEDROOM TWO With a large rear facing window overlooking the back garden. Wall mounted central heating boiler. Radiator.

BATHROOM Fitted with a two piece suite with a high tiled surround comprising a panel bath with shower attachment on a mixer set and a large vanity unit with large inset wash hand basin, glass shelf and mirror over and a cupboard beneath. Double radiator, open shelf, opaque glazed window and medicine cabinet.

SEPARATE WC With an opaque glazed window, a WC and a radiator.

KITCHEN With strip light and a side facing window. The kitchen is fitted with a range of units with timber cupboard door and drawer fronts and areas of square edged work surface. There is a built in, five ring gas hob with filter over and a built in double oven. Space and plumbing for a washing machine, double radiator, a further rear facing window, extractor fan, breakfast bar and a single drainer stainless steel sink unit.

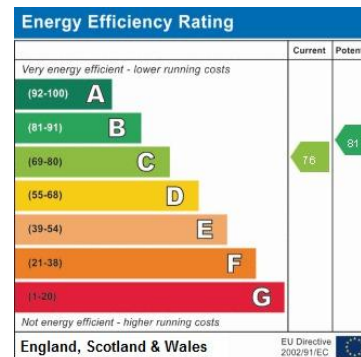


From the kitchen a glazed door opens to a....

LOBBY With a uPVC opaque double glazed door to the outside and a further door opens to a pantry style space with shelving. Space for fridge/ freezer and an opaque glazed window.

OUTSIDE To the front of the property, approached from Platway Lane, there is a gravel PARKING AREA. The parking area opens to an "up and over door" into the LARGE GARAGE. The garage is of a block-work construction with a high ceiling, power and light and a high set canopy in front. Also from the gravel parking area, a cast iron gate opens to an under cover entrance area from where steps rise up to the entrance area. To the front of the property, steps with a rockery beside descend to the good sized front garden. This has two tiers of lawn with mature hedging on the borders, interconnecting pathways and mature shrubs and trees. From the lower tier a timber summer house is approached with glazed doors. There is a sizeable side garden area, being raised and there is a plinth in place for a patio/conservatory project which was never completed. Also to the side of the property there are various mature shrubs and trees etc. Outside to the rear of the property there is a garden area laid to lawn with a dilapidated timber store beside. Immediately behind the property there is a seating area laid to hardstanding where there is a water tap. There are external stores accessed from this area and a timber shed. To the other side of the property the hardstanding extends and there is a pre-fabricated outside store (formerly a garage) with windows as well as an "up and over" entrance door.

MATERIAL INFORMATION - Subject to legal verification
Freehold
Council Tax Band E



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