



- AN ATTRACTIVE CHARACTER COTTAGE IN A "TUCKED AWAY" POSITION
- DELIGHTFUL ESTUARY VIEWS FROM THE UPPER ELEVATION
- SITTING ROOM WITH FEATURE FIREPLACE
- MODERN FITTED KITCHEN/DINING ROOM
- MODERN BATHROOM AND TWO BEDROOMS
- SOME ESTUARY VIEWS
- MUCH CHARACTER AND CHARM
- ATTRACTIVE FRONT GARDEN/TERRACE
- OUTSIDE STORE AND LOG STORE

Ringmore Road, Shaldon, TQ14 0AQ

Guide Price £320,000

An attractive character cottage set in a "tucked away" position a relatively short and level walk from the village centre and estuary foreshore. Sitting room with feature fireplace, kitchen/dining room, bathroom, two bedrooms, pleasant estuary and rural and attractive front garden/terrace. Store/workshop.



## Property Description

### LOCATION

Number 5 Verbena Terrace is pleasantly situated in a "tucked away" position less than a quarter of a mile from the village centre and amenities. The village 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

Number 5 Verbena Terrace is attractively period terraced property. The property has much character and charm with accommodation comprising an entrance vestibule opening to a particularly lovely and characterful sitting room with a feature fireplace having a log burning stove. There is a modern kitchen set at the rear of the property with some integrated appliances and a modern ground floor bathroom. To the upper floor there are two bedrooms, one of which has good views towards the estuary and Dartmoor in the distance. In addition the property has a south facing garden/terrace providing something of an oasis and unusually for a





property of this size there is a good sized external store and a small area of outside space currently housing a log store.

From the tiled entrance area, a panel entrance door leads to the...

### ENTRANCE VESTIBULE

With feature panelling and a high-set electricity meter and trip switches. A feature Edwardian-style panel and glazed inner door opens to the...

### SITTING ROOM

A particularly lovely, space rich in character and charm. There is a front facing uPVC double glazed window overlooking the front garden with a window seat., feature panelling, a radiator and wall lights. There is a feature fireplace with a tiled surround, a mantle over and a tiled hearth with inset multi-fuel burning stove. To either side of the chimney breast there are shelved recesses and there is a shelved audio/display unit. An opening leads to a secondary part of this room with recessed cupboards, a lit display recess, a further wall light and an electronically operated concealed television unit. A further panel and part glazed door opens to a good sized under stairs cupboard, being part shelved providing extensive storage.



### KITCHEN/DINING ROOM

Another attractive and light space with feature ceramic floor tiles and a modern range of floor and wall mounted units with extensive areas of oak-block work surface having complementary tiled surrounds. Integrated appliances include a four-ring ceramic hob, a concealed washing machine, a double oven/combination microwave, and a fridge freezer. There is an under-mounted butler sink with mixer tap. Part of the room has



a sloping polycarbonate ceiling, affording a good degree of light and there are two rear facing uPVC double glazed windows. Feature panelling, spotlights and turning stairs rise to the first floor with panelling and radiator.

#### GROUND FLOOR BATHROOM

Set on the ground floor with a sloping polycarbonate ceiling, feature full height tiling to the walls and a modern three-piece suite comprising a "P" bath with curved shower screen and electric shower over, a WC and a pedestal wash hand basin with medicine cabinet having lit mirror above. Radiator and ceramic floor tiles.

#### FIRST FLOOR LANDING

With feature panel and latch doors to the first floor rooms.

#### BEDROOM ONE

A spacious and characterful room with a front facing uPVC double glazed "tilt and turn" window, having some outlook over the surrounding area towards woodland and countryside on the fringes of the village. Radiator and feature panelling.

#### BEDROOM TWO

Another appealing room with a rear facing uPVC double glazed "tilt and turn" window having some really good views over the surrounding area towards the Teign estuary and the countryside beyond as well as views towards Dartmoor in the distance. Picture rail. Good sized airing cupboard with hot water cylinder and boiler supplying central heating as well as slatted shelving. Wall lights and a further recessed cupboard.

#### OUTSIDE

To the front of the property there is a feature cast iron gated entrance to a tiled pathway/entrance area. Adjoining this there is a raised tiled front garden/terrace

with a feature canopy over part of this with glass work. The front garden provides something of a pleasant "oasis" with two barrel-style water features, and is currently used to display various pots with mature plants and tree ferns etc. Immediately in front of the property there is a shared walkway from where gated access leads to a further area where there is a useful good sized external store/workshop (with power and lighting) serving number 5 ideal for motorcycles, bikes or small craft. In addition there is a further outside space which is currently housing a timber log store.

MATERIAL INFORMATION - Subject to legal verification

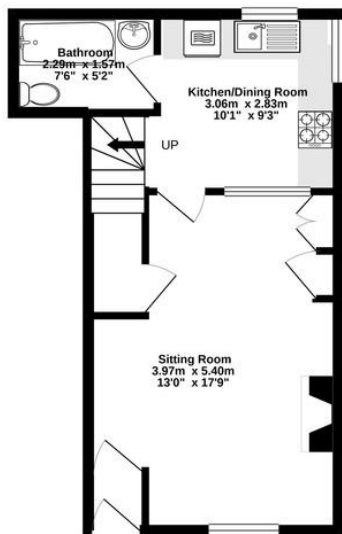
Freehold

Council Tax Band C

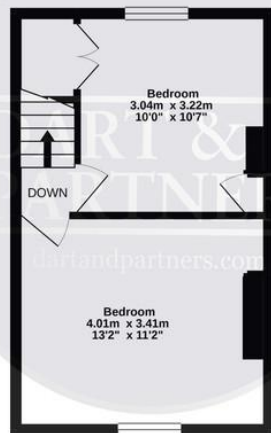
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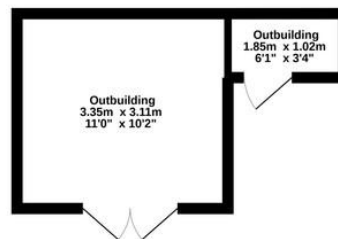
Ground Floor  
34.0 sq.m. (366 sq.ft.) approx.



1st Floor  
26.0 sq.m. (280 sq.ft.) approx.

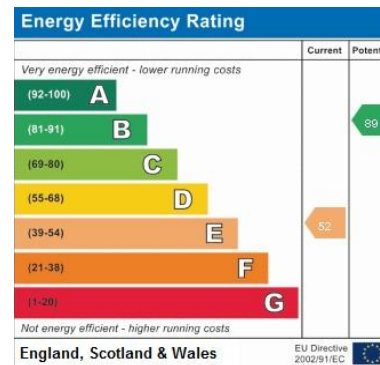


Outbuildings  
12.3 sq.m. (132 sq.ft.) approx.



TOTAL FLOOR AREA : 72.3 sq.m. (778 sq.ft.) 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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