



- AN OUTSTANDING, SEMI-DETACHED NEAR-WATERSIDE RESIDENCE
- FANTASTIC VIEWS TOWARDS THE ESTUARY AND BEYOND
- SPACIOUS SITTING ROOM AND LARGE DINING ROOM
- SIZABLE KITCHEN/BREAKFAST ROOM WITH INTEGRATED APPLIANCES
- TWO GROUND FLOOR DOUBLE BEDROOMS AND A GROUND FLOOR BATHROOM
- LANDING/STUDY AND A FIRST FLOOR BEDROOM WITH LUXURY FOUR PIECE EN-SUITE BATHROOM
- BEAUTIFUL MATURE AND LEVEL GARDENS AND GROUNDS
- EXTENSIVE DRIVEWAY PARKING

Ringmore Road, Shaldon, TQ14 0EP

£795,000

An attractive, near-waterside residence set just a stone's throw from the foreshore and having outstanding estuary views. Entrance vestibule, sitting room, dining room, kitchen with integrated appliances, two ground floor bedrooms and a ground floor bathroom. Landing/study and a principal first floor bedroom with four-piece en-suite bathroom. Beautiful mature level gardens and extensive driveway parking.



## Property Description

### LOCATION

Oakside is perfectly positioned being set a level walk away from the estuary foreshore and the village amenities. 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

Originally built as a larger residence in the 1980's and latterly converted to two dwellings to form this and the neighbouring property Oakside is a beautiful semi-detached residence set within an enviable position being not much more than a stone's throw from the estuary foreshore. The windows on the front and side elevations enjoy outstanding views towards the estuary and beyond. The well set out accommodation has an entrance vestibule with a cloaks cupboards. There is a particularly spacious dining room and a beautiful triple aspect sitting room with two sets of French doors leading to the outside at the front of the property, thus





giving a great sense of inside/outside living. The kitchen/breakfast room is another excellent space with a high vaulted ceiling, a comprehensive range of built-in appliances and extensive areas of granite work surface. Additionally, to the ground floor a lobby area has a modern bathroom leading off. The first floor accommodation is also excellent, with the landing serving as a study and having particularly breathtaking views towards the estuary and beyond, as does the triple aspect principal bedroom suite which is spacious and has a comprehensive range of built-in bedroom furniture, as well as a four piece en-suite bathroom. The gardens and grounds are a particularly wonderful feature, being mature and level with sweeping lawns and beautifully stocked areas of bedding with the gardens being primarily enclosed by walling and hedging. In addition Oakside has high timber gates opening to an expansive paved parking area, providing parking for several cars.

From the paved entrance area the uPVC double glazed entrance door is approached with a feature outside light above which opens to the...

#### ENTRANCE VESTIBULE

An attractive and welcoming space with uPVC double glazed windows overlooking the gardens and grounds, engineered timber flooring and two panel doors which open to two useful cloaks cupboards. Control panel for alarm and glazed double inner doors open to the...

#### DINING ROOM

A spacious room with coving and two ornate roses to the ceiling, as well as feature wall lights. There is a Queen Anne style fireplace with an ornate surround, a raised hearth, a mantle over and an inset electric fire. Two radiators and glazed double doors opens to the...

### SITTING ROOM

A particularly lovely triple aspect room with two sets of uPVC double glazed French doors leading to the outside at the front of the property and also taking in fantastic views across the front garden towards the Teign estuary and the little Haldon hills beyond. There are also two side facing uPVC double glazed windows and a rear facing uPVC double glazed window overlooks the gardens and grounds. There is a feature fireplace with an ornate surround, a mantle over, a raised marble effect hearth and an inset living flame coal effect gas fire. Radiator, wall lights and coving to ceiling.

### KITCHEN/BREAKFAST ROOM

The kitchen/breakfast room sits in an extended part of the property and is an attractive dual aspect space with a high vaulted ceiling which has four skylights. A uPVC double glazed door leads to the outside at the rear of the property and uPVC double glazed windows overlook the gardens. The kitchen is fitted with a comprehensive range of floor and wall mounted units with numerous cupboards and drawers and extensive areas of granite work surface with tiled surrounds and two under mounted circular sinks with a mixer tap set in between. There is space for a five-ring electric, range-style stove with filter over, two built-in fridge/freezers, a built-in dishwasher and a concealed, built-in washing machine. Spotlights, engineered timber flooring and a cupboard houses the central heating gas boiler.

### GROUND FLOOR BEDROOM ONE

Previously in use as a study this is another dual aspect room with a front facing uPVC double glazed Oriel style window taking in tremendous views over the front garden towards the Teign estuary and also having views towards the little Haldon hills beyond. There is also a side facing uPVC double glazed Oriel style window overlooking the garden and also having views

towards the estuary. Coving to ceiling, radiator and a panel door opens to a built-in cupboard/wardrobe.

### GROUND FLOOR BEDROOM TWO

Another appealing room with a front facing uPVC double glazed window taking in views towards the estuary and beyond as described. A panel doors open to a built-in cupboard/wardrobe and a further panel door opens to a good sized understairs store cupboard having spotlights and housing the electricity trip switches. Radiator.

From the dining room, a panel door opens to the...

### GROUND FLOOR LOBBY

With stairs rising to the upper floor landing and a further panel door opens to the...

### GROUND FLOOR BATHROOM

An attractive space with coving and spotlights to the ceiling and four uPVC opaque double glazed windows. There is a modern three piece suite with full height ceramic tiled surrounds comprising a deep oval bath having a mixer set, a timber panel and a mirror set above, a pedestal wash hand basin and a WC. Spotlights, coving and extractor fan to ceiling. Ladder style radiator/towel rail.

### FIRST FLOOR LANDING

Also serving as a STUDY and having a front facing uPVC double glazed window taking in truly outstanding views towards the nearby estuary foreshore, The Strand, and also taking in a broad sweep of the Teign estuary from the Shaldon bridge through to Bishopsteignton and rolling countryside beyond. Radiator and wall light.

### PRINCIPAL BEDROOM SUITE

A particularly lovely triple aspect room with a front

facing uPVC double glazed window taking in tremendous estuary views as described. A side facing uPVC double glazed window also has good views towards the estuary and foreshore, and a rear facing uPVC double glazed window overlooks the gardens and has views towards higher reaches of the village. There is an excellent range of built-in cupboards and wardrobes along with eaves storage cupboards. Three radiators, spotlights and a panel door opens to the....

### EN-SUITE BATHROOM

Having a rear facing uPVC opaque double glazed window, spotlights and full height ceramic tiling to the walls. The luxury suite comprises a deep oval bath with a timber panel, there is a timber unit with an inset Heritage wash hand basin with cupboard beneath and medicine cabinet with built in mirror and spotlight above, there is also a WC and a shower cubicle with folding door and dual controls. Ladder-style radiator/towel rail and extractor fan.

### OUTSIDE

Approached from Ringmore Road a shared gravel driveway leads to timber gates with feature pillars and rendered walling beside. There is outside lighting and a further timber pedestrian gate. The gates open to the block-paved entrance/parking area, which is expansive and provides PARKING for numerous vehicles. The parking area is surrounded by beech hedging, stone walling and areas of bedding with roses, olive trees and a mature evergreen oak. To the front of the property there is a beautifully laid out garden with a large area of paving, being a perfect spot to contemplate the idyllic surroundings and the estuary views. Beyond this there is a shaped lawn with borders well stocked with roses, small trees, shrubs and flowering plants. Also from the entrance driveway a meandering block paved pathway is approached which leads through the side gardens to the paved entrance area, which also extends to a

further paved seating area. The beautifully set out side gardens also have shaped lawns and well stocked borders. There is a paved courtyard area with outside lighting set outside the kitchen door. There is a gravel area with a timber shed and meandering gravel pathways lead around a further mature evergreen oak to the remaining area of garden, which is concealed by a trellis with high borders to include a mature clematis. This concealed garden is primarily laid to a sweep of lawn and has further well stocked borders, with this area also being primarily enclosed by hedging and feature stone walling.

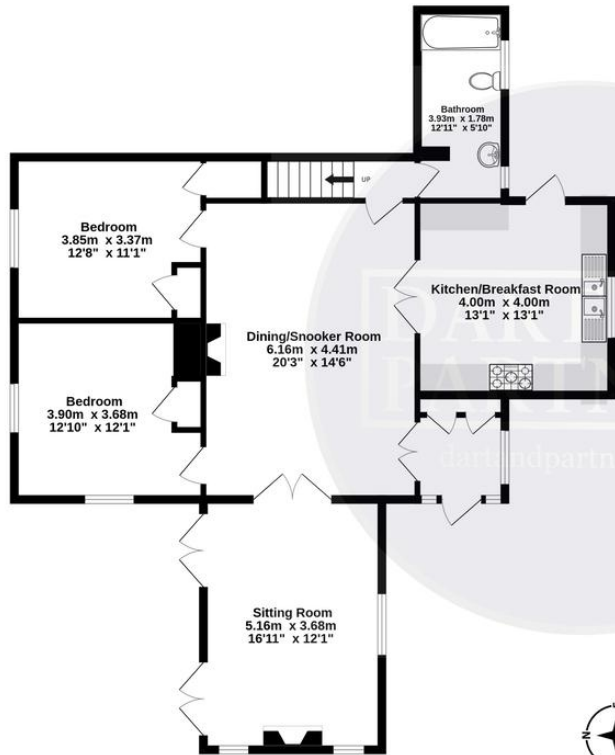
MATERIAL INFORMATION - Subject to legal verification

Freehold  
Council Tax Band E

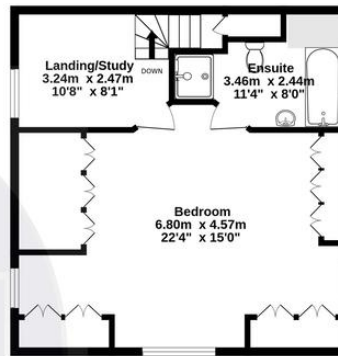
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Ground Floor  
102.8 sq.m. (1106 sq.ft.) approx.



1st Floor  
47.8 sq.m. (515 sq.ft.) approx.



TOTAL FLOOR AREA : 150.6 sq.m. (1621 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



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