



- AN ATTRACTIVE 1930'S-BUILT DETACHED BUNGALOW WITH OUTSTANDING ESTUARY VIEWS
- RECEPTION HALL AND SITTING ROOM WITH FEATURE FIREPLACE
- BREAKFAST ROOM WITH LOG BURNER
- BESPOKE KITCHEN/DINING ROOM, AND THREE GOOD SIZE BEDROOMS
- STYLISH BATHROOM AND WET ROOM-STYLE SHOWER ROOM
- AMPLE DRIVEWAY PARKING
- BEAUTIFUL LANDSCAPED GARDENS WITH THE PLOT EXTENDING TO AROUND HALF AN ACRE

**Shaldon Road, Combeinteignhead, TQ12 4RR**

**£800,000**

An attractive 1930's-built detached bungalow set in an outstanding position with lovely views towards the Teign estuary and beyond and with good access to the estuary foreshore. Reception hall, sitting room, breakfast room, kitchen/dining room, three good sized bedrooms, utility room, modern bathroom and shower room. Excellent gardens and grounds with the plot extending to around half an acre.





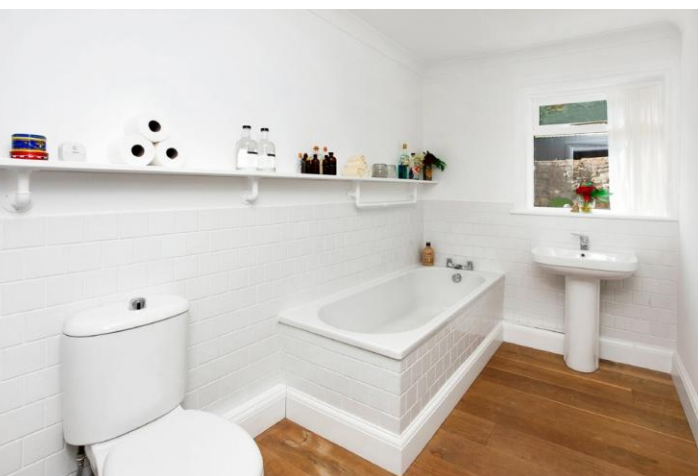
## Property Description

### LOCATION

St. Judes occupies an enviable position just across the lane from the local amenity ground "Hearn Field," where there is easy pedestrian access to the estuary foreshore and the slipway for launching small craft etc. The popular Teign Estuary village of Combeinteignhead has a good sense of community with a village hall, the popular Wild Goose public house and the Coombe Cellars, a public house and eatery in a superb waterside setting where there is also a dingy sailing club, as well as being a popular spot for windsurfing and water skiing etc. The slightly larger village of Stokeinteignhead lies around a mile away and has a well-regarding primary school a community shop and a farm shop nearby. The position offers good access to Newton Abbot, which lies around three miles away with the Penn Inn roundabout offering immediate access to the South Devon highway and a fast link to Exeter and the M5 via the A380. The popular estuary village of Shaldon is around 2 miles away, a beautiful village with a sandy beach, various 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. The larger seaside town of Teignmouth is around three miles away and has a lovely promenade, a supermarket and a range of education options including Trinity School, offering both private primary and secondary education. There are mainline rail links to London Paddington from Teignmouth and Newton Abbot. Additionally the renowned Torquay boys and girls Grammar schools are within relatively easy reach.







## DESCRIPTION

St. Judes is an appealing detached 1930's-built bungalow with classic external aesthetics, having a hipped roof, double bay windows and a verandah-style entrance. The spacious accommodation has rustic styling and comprises a reception hall with engineered oak flooring, which extends throughout much of the property, a lovely sitting room with a bay window and a feature fireplace, three good size bedrooms, a large breakfast room also with a feature fireplace having a log burning stove, and the large kitchen/dining room which has a good range of units with Iroko work surfaces and patio doors opening to the garden, giving a good sense of inside/outside living. Additionally there is a useful utility room, an attractive bathroom and a wet-room style shower room. The windows, particularly at the front of the property and the outside spaces enjoy truly breathtaking views towards the Teign estuary, various local landmarks and countryside beyond. There is ample driveway parking and the gardens and grounds at St Judes are a fantastic feature, with the plot extending to around half an acre and with the back garden in particular being of note, comprising sweeping lawns and terraces, productive and well-kept vegetable gardens and with the top lawn having views from Dartmoor through a broad sweep of the estuary towards Teignmouth.

To the front of the property there is a feature paved entrance verandah with canopy above. There is an arched open entrance porch with quarry tiles and a feature panel and glazed entrance door opens to the....

## RECEPTION HALL

An appealing and welcoming space with engineered oak flooring which extends through much of the property. Picture rail, column radiator, further inner

hallway with hanging rail and open shelves. Panel doors to the principal rooms.

### SITTING ROOM

A lovely dual aspect space with a front facing uPVC double glazed bay window having truly outstanding views across the surrounding area towards the Teign estuary, Luxons Step, Bishopsteignton and the rolling hills above the Teign. A side facing uPVC double glazed window also has excellent views across the estuary towards countryside. There is a feature fireplace with a cast iron surround, a mantle over, a raised hearth and an inset grate for open fire. Radiator.

### BREAKFAST ROOM

An attractive space with an Iroko work surface, engineered oak flooring, built in cupboards and open shelving. There is painted panelling to the walls, space for an upright fridge/freezer, space for a dishwasher and a further appliance space. A front facing double glazed window also has views towards the estuary and beyond. There is a feature fireplace with a large log burning stove, recessed and set on a tiled hearth with a timber beam above. Large access to loft space.

### KITCHEN/DINING ROOM

A fantastic space and a good "hub" for the house, also with engineered oak flooring and an attractive, rustic-style range of bespoke floor mounted units with Iroko work surfaces, feature cupboard door and drawer fronts and an under-mounted butler sink. There are panel surrounds and there is space for a large, eight-ring LPG burner range style stove with a filter over. There is a further area of matching surface with open shelves beneath. There is a picture rail and a rear facing double glazed window overlooks the back garden. Column-style radiator and sliding double glazed patio doors open to the garden.

### UTILITY ROOM

A good practical space with quarry tiles to the floor and a front facing double glazed window having good views to the estuary and beyond. There is an area of Iroko timber-block work surface with painted panel surrounds and under surface space for an automatic washing machine and tumble dryer. The wall mounted LPG boiler supplies central heating. Wall lights. A panel door opens to the....

### SHOWER ROOM

With panelling to the walls, quarry floor tiles and a rear facing double glazed window. There is a wet room style shower area with the wall mounted shower has dual heads and dual controls. WC and wall mounted wash hand basin.

### BEDROOM ONE

Another lovely room with a front facing uPVC double glazed bay window having outstanding views across the surrounding area towards the Hearne field and a broad sweep of the Teign estuary etc. Column style radiator and picture rail.

### BEDROOM TWO

A good sized room with a rear facing double glazed window overlooking the garden. Picture rail and a column style radiator.

### BEDROOM THREE

Currently in use as a study with engineered oak flooring and a glazed door with louvre window beside leading to the outside at the side of the property. Column radiator,.

### FAMILY BATHROOM

A stylish bathroom with a modern three piece suite having feature tiled surrounds, comprising a panelled bath with mixer set, a pedestal wash hand basin also with mixer tap and a WC. Engineered oak flooring,

column style radiator and a rear facing double glazed window.

### OUTSIDE

to the front of the property, approached from the lane, there is a brick-paved forecourt, which provides a road level PARKING BAY, with this area being partially enclosed by white-washed rendered walling. Additionally there are steps that rise to the front garden. From the brick paved parking area the driveway rises to the front of the property, flanked by feature stone walling on either side with raised garden areas above, which are terraced and primarily laid to lawn. The driveway extends to further parking areas immediately in front of the house from where paved steps rise to the aforementioned entrance terrace. Additionally there is a side area laid to gravel, where there is a plinth for the LPG bottles supplying central heating. There is also a paved side path that extends from the front of the property to the rear. Outside, to the rear of the property there is a paved terrace, immediately behind that expands beyond the width of the bungalow. From here there is a ramped approach to a further terrace that sits below the main expanse of garden, providing a lovely sheltered seating area to sit and contemplate the surroundings and the views. From here, paved steps rise to the first terrace of lawn with an adjoining long bench-style timber seat. The gardens gently rise from here and comprise terraces of beautifully landscaped sweeping lawn with inter-connecting steps. Adjoining the lawns there are a range of productive vegetable planters with inter-connecting gravel pathways. There is a large potting shed, a further timber shed and a greenhouse. At the top of the plot there is a fabulous, relatively level marquee-style lawn, which not only enjoys a good degree of privacy and seclusion but also benefits from truly panoramic views from Dartmoor in the west, taking in a broad sweep of the Teign estuary and various local features such as Luxtons Step,



Humber Woods, the Postman's Path etc and also taking in views towards the fringes of Teignmouth in the east. Additionally there is a composting area, and the back garden is primarily enclosed by fencing and natural borders.

MATERIAL INFORMATION - Subject to legal verification

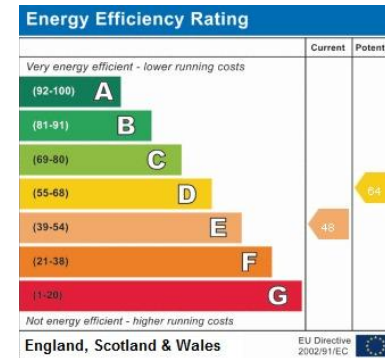
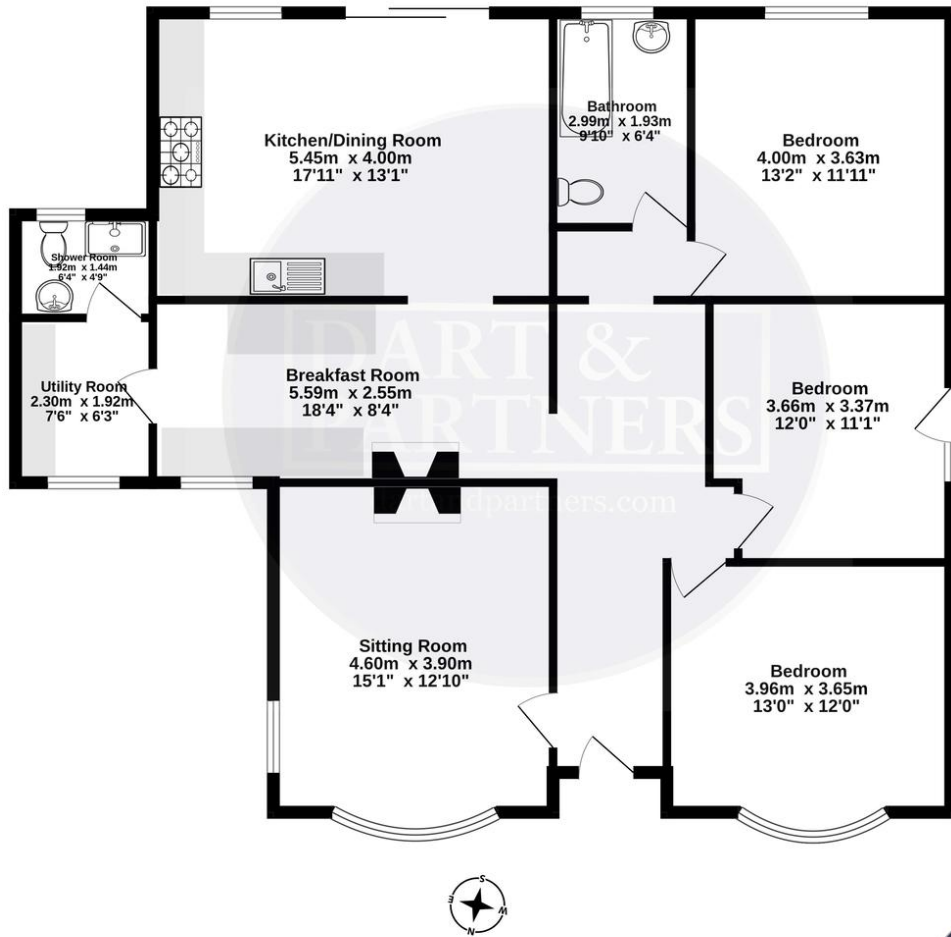
Freehold  
Council Tax Band F

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**Ground Floor**  
122.5 sq.m. (1318 sq.ft.) approx.



TOTAL FLOOR AREA : 122.5 sq.m. (1318 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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