



- A BEAUTIFULLY PRESENTED THREE STOREY PROPERTY WITH OUTSTANDING ESTUARY VIEWS
- SET IN AN AWARD WINNING NEAR-WATERSIDE DEVELOPMENT
- FIRST FLOOR SITTING ROOM AND KITCHEN/DINING ROOM WITH INTEGRATED APPLIANCES
- THREE UPPER FLOOR BEDROOMS, TWO WITH EN-SUITES AND A 4-PIECE BATHROOM
- CLOAKROOM AND A GROUND FLOOR LOUNGE/BEDROOM
- BEAUTIFUL WEST-FACING COURTYARD STYLE GARDEN
- GOOD-SIZED GARAGE WITH ELECTRIC DOOR AND A SECOND GARAGE

Shoreside, Shaldon, TQ14 0BP

£695,000

A beautifully presented, three-storey town house-style property with outstanding views towards the estuary and Dartmoor and being set within an award winning near-waterside development. Sitting room, kitchen/dining room with integrated appliances, three upper floor bedrooms, two with en-suite shower rooms and a four-piece family bathroom. Ground floor lounge/bedroom, pretty courtyard-style garden, garage with electric door and a further garage. Well-positioned close to the estuary foreshore and with easy access to the village amenities.



Property Description

LOCATION

36 Shoreside is perfectly positioned, being not much more than a stone's throw away from the Teign estuary foreshore where footpaths lead to the local amenity ground and also provide a short and level walk to the village centre. 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

36 Shoreside is an attractive townhouse style property set within the award-winning Midas Homes development that was completed just over 20 years ago. Externally attractive, this three storey property has rendered elevations and a feature entrance canopy set beneath a tiled roof and the property occupies a good position within the development, being set opposite a communal open green area, and not much more than a stone's throw away from the estuary foreshore. The beautifully presented accommodation has an entrance





hall with a useful fitted sideboard unit, with this space in turn leading to an inner hallway where there is a cloakroom/WC. Set at ground floor level there is also a lounge/bedroom four, a good versatile room and the kitchen dining/room which opens to the west facing courtyard-style garden, giving a great sense of inside/outside living. The kitchen area has a comprehensive range of good quality built-in appliances, along with quartz-style work surfaces. At first floor level there is the sitting room, a particularly lovely space with a feature fireplace and windows taking in excellent views towards a broad sweep of the estuary with Dartmoor in the distance. There is also a bedroom set on this level with built-in furniture, as well as the modern four piece principal bathroom. Set at second floor level, the principal bedroom suite also has a comprehensive range of built in bedroom furniture and outstanding views as described, taking in a broad sweep of the Teign estuary towards Dartmoor and Rippon Tor in the distance and this room also has a modern en-suite shower room. The second bedroom at second floor level also has a comprehensive range of built in furniture, a pleasant aspect over the approach and a further modern en-suite shower room. Outside, set at the rear of the property, there is a beautifully set out west facing courtyard style garden, being laid to a large expanse of sandstone paving and having a pedestrian gate leading out to the rear. Adjoining the back garden there is a good-sized garage with an electric up and over door, eaves space, power and light. Additionally, 36 Shoreside benefits from ownership of a second garage held on a long lease set a short distance from the rear of the property, this being a single garage with metal up and over door.

To the front of the property the shared paved approach road leads to a cast iron gate which opens to an

attractive small front garden area, enclosed by rendered walling having a feature cast iron balustrade. There is a paved entrance path and a large feature ENTRANCE CANOPY with an outside light beneath. The timber and feature leaded light double glazed entrance door opens to the....

ENTRANCE HALL

With good quality timber effect flooring, a radiator, coving and spotlights to the ceiling and a good quality built-in sideboard unit with an area of display surface, cupboards and drawers beneath and further cupboards and drawers above. This space opens to an....

INNER HALLWAY

Also with good quality timber effect flooring, turning stairs rise to the first floor and a panel door opens to a particularly good sized under stairs store cupboard with coat hooks. Spotlights and a panel door opens to....

CLOAKROOM/WC

With ceramic tiling to the walls, an extractor fan, timber effect flooring and a unit with an area of surface with an inset wash hand basin, a mixer set and cupboards below. WC and radiator.

GROUND FLOOR LOUNGE/BEDROOM

With a front facing uPVC double glazed sliding sash window overlooking the approach and the communal green area. Radiator.

KITCHEN/DINING ROOM

A particularly lovely space, providing a good "hub" for the house. The KITCHEN AREA is fitted with a good quality range of floor and wall mounted units with numerous cupboards and drawers and extensive areas of quartz-style work surface with attractive tiled surrounds. Integrated appliances include a four-ring gas hob, a built in Bosch microwave, a built in fridge/freezer,

a built in dishwasher and a built in washing machine. A cupboard houses the Worcester boiler supplying central heating, there are spotlights to the ceiling and a rear facing uPVC double glazed sliding sash window overlooks the back garden and has views across parts of the village towards Dartmoor. The DINING AREA has ample space for a large dining table and chairs with a feature light fitment above, a radiator and a further range of units matching those described in the kitchen with cupboards and drawers and an area of quartz-style work surface, as well as built in display cabinets. Double glazed French doors open to the courtyard style garden giving a good sense of inside/outside living.

FIRST FLOOR LANDING

With stairs rising to the second floor, a panel door opens to a good sized linen/store cupboard and a further panel door opens to a large airing cupboard housing the Gledhill hot water cylinder.

SITTING ROOM

A particularly lovely space with a rear facing uPVC double glazed sliding sash bay window with deep display sill taking in wonderful views across the nearby amenity ground towards a broad sweep of the river Teign estuary, countryside and Dartmoor in the distance to include views of Rippon Tor. A further uPVC double glazed sliding sash window has similar views towards the estuary as described. There is a feature minster-style fireplace with a raised hearth, a mantle over and inset living flame coal effect gas fire. Spotlights to ceiling.

FIRST FLOOR BEDROOM

A good sized room with a front facing uPVC double glazed sliding sash window overlooking the communal green area and the approach. There is a comprehensive range of built in bedroom furniture comprising bedside tables and open shelves to either

side of the bed space, cupboards above the bed space, a built in wardrobe and a chest of drawers. Radiator.

FIRST FLOOR BATHROOM

With a uPVC double glazed sliding sash window overlooking the approach, spotlights and an extractor fan to the ceiling. The bathroom is fitted with an attractive four-piece suite, comprising a bath with an attached shower screen, a full height tiled surround and a shower over with dual controls, a pedestal wash hand basin and bidet, both with tiled surrounds and a WC. Ladder-style radiator/towel rail, shaver point, medicine cabinet and ceramic tiled flooring.

SECOND FLOOR LANDING

With a hinged access to the loft space, a feature balustrade above the stairwell, a small radiator and panel doors to....

PRINCIPAL BEDROOM

A particularly lovely bedroom suite with a uPVC double glazed sliding sash window having excellent views across the nearby amenity ground towards a broad sweep of the Teign estuary, the higher reaches of Ringmore and also having views towards countryside and Dartmoor to include Rippon Tor. There is a comprehensive range of built-in matching bedroom furniture comprising a double wardrobe with part mirrored doors and further cupboards/wardrobes to either side, two chests of drawers and two large bedside tables. Radiator.

EN-SUITE SHOWER ROOM

Fitted with a modern three piece suite comprising a tiled shower cubicle with dual controls, a vanity unit with inset wash hand basin and cupboard beneath, a bidet and a WC. Half height tiled surrounds, spotlights to the ceiling and an extractor fan.

SECOND FLOOR BEDROOM TWO

Having a front facing uPVC double glazed sliding sash window taking in views over the approach and the communal green area, as well as having views towards the higher reaches of Shaldon and Teignmouth. There is built in bedroom furniture comprising two bedside tables with open shelves above and cupboards above the bed space as well as a built in wardrobe. Small radiator and a panel door to....

EN-SUITE SHOWER ROOM

With a double glazed skylight and a modern three piece suite with feature tiled surrounds comprising a tiled shower cubicle with dual controls, a pedestal wash hand basin with medicine cabinet above and shaver point beside and a WC. Ladder-style radiator/towel rail, spotlights and extractor fan.

OUTSIDE

To the rear of the property there is a particularly delightful west facing courtyard-style garden, laid to a large expanse of feature sandstone paving slabs. Immediately behind the house there is a part under cover seating area with outside lighting. There are two areas laid to stone chippings with raised planters, being good spots to display an array of pots and there is a trellis and roses. A timber panel gate gives pedestrian access out to the rear. In addition, there is a large **GARAGE** set at the rear of the property with an electric, part timber "up and over door," extensive eaves space, power and light. Additionally set a short distance from the rear of the property there is a further single garage with an "up and over door," included within the sale and held on a long lease.

MATERIAL INFORMATION - Subject to legal verification

Freehold

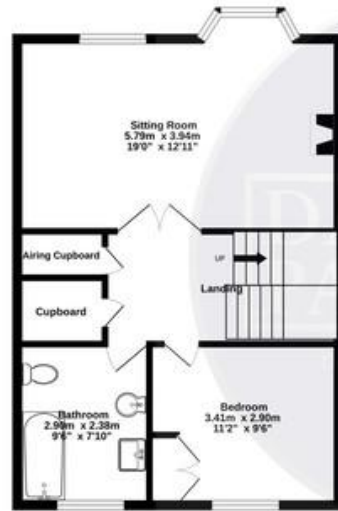
Council Tax Band F



Ground Floor
50.0 sq.m. (539 sq.ft.) approx.



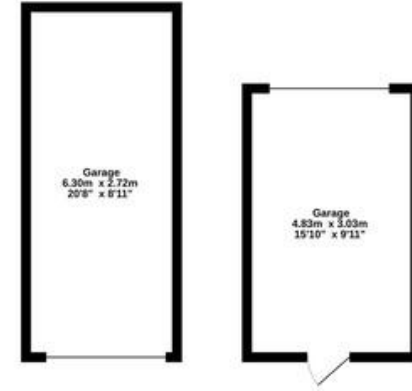
1st Floor
48.9 sq.m. (527 sq.ft.) approx.



2nd Floor
48.7 sq.m. (524 sq.ft.) approx.



Garage
31.8 sq.m. (342 sq.ft.) approx.



TOTAL FLOOR AREA : 179.4 sq.m. (1931 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+)	A		
(81-91)	B		
(69-80)	C	76	86
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



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