



- SUPERBLY PRESENTED FIRST FLOOR APARTMENT
- SITUATED IN THE HEART OF HIGHLY DESIRABLE ESTUARY VILLAGE
- OWN INDEPENDANT ACCESS
- SUPERB RIVER AND RURAL VIEWS
- RECEPTION ROOM/LOUNGE
- MODERN FITTED KITCHEN
- ONE DOUBLE BEDROOM
- MODERN SHOWER ROOM

Fore Street, Bishopsteignton, TQ14 9QR

Guide Price £155,000

A superbly presented recently renovated first floor apartment with own independent access and with superb views into the river Teign estuary and with rural views beyond. The accommodation briefly comprises; reception room/lounge open through to a modern kitchen, double bedroom, modern shower room. views are enjoyed from the principal rooms. The apartment is situated in the heart of the ever popular estuary village of Bishopsteignton.



## Property Description

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Bishopsteignton is a desirable village with a strong sense of community, being set above and beside the beautiful Teign Estuary. The village has many local amenities to include a post office/store, a chemist, a garden centre, a church, a village hall, two public houses, Humber Bam wedding venue and real ale tap house, a vineyard and the Cockhaven Arms. Additionally there is a well-regarded primary school. The seaside town of Teignmouth is around 2 miles away, with its promenade having a classic Georgian crescent, a sandy beach and a wide range of shops and amenities to include, a mainline railway station, a secondary school, Trinity School offering private education and many cafes and restaurants etc. The estuary offers good boating opportunities and Teignmouth golf course is only 2-miles away. Good accessibility is enjoyed to the A380, making for a fast commute to the cathedral city and county town of Exeter with its International Airport and University.



Multi-paned obscure glazed entrance door into...

### ENTRANCE HALLWAY

Stairs rising to the...

### FIRST FLOOR LANDING

Hatch and access to loft space. Wall mounted New Lec electric radiator. Doors to...

### RECEPTION ROOM

uPVC double glazed window overlooking the rear aspect with delightful views into the river Teign estuary and open farmland beyond extending inland towards Newton Abbot across rolling



hills. New Lec wall hung electric radiator. Open through to the...

**KITCHEN**

Modern high gloss cupboard and drawer base units under rolled edge counter tops, under counter appliance spaces, single drainer stainless steel sink unit with mixer tap over and tiled splash backs, ceramic hob with chimney style extractor over, range of corresponding eye level units, brushed chrome integrated electric oven, uPVC double glazed window to rear aspect enjoying the river and rural views.

**DOUBLE BEDROOM**

With sash window to front aspect, wall mounted New Lec radiator.



**SHOWER ROOM**

Modern fitted shower room, tiled shower enclosure with sliding glazed door and screen, fitted Triton shower, wash hand basin set into vanity unit, low level WC, fitted extractor, electric towel rail, wall mounted electric heater.

MATERIAL INFORMATION - Subject to legal verification

Leasehold/Commonhold/Share of Leasehold/Shared Freehold:

Length of Lease:

Annual Ground Rent:

Ground Rent Review:

Annual Service Charge:

Service Charge Review:

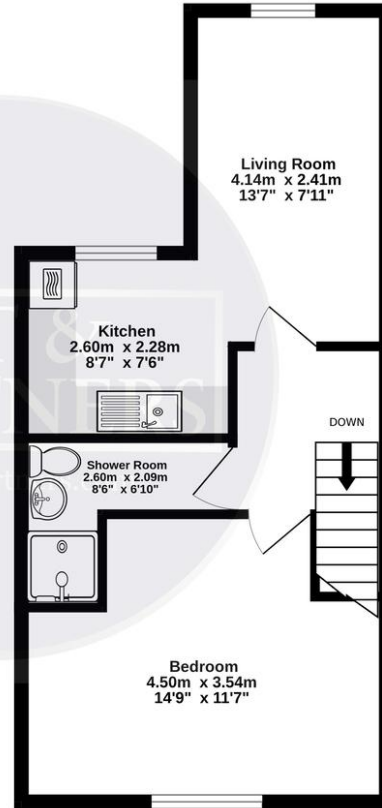
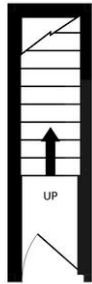
Council Tax Band A



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Ground Floor  
2.8 sq.m. (30 sq.ft.) approx.

1st Floor  
40.9 sq.m. (440 sq.ft.) approx.



Awaiting EPC

TOTAL FLOOR AREA : 43.7 sq.m. (470 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements