



- IMMACULATELY PRESENTED APARTMENT SET IN PRESTIGIOUS DEVELOPMENT IN THE HEART OF BISHOPSTEIGNTON
- OFFERED IN SHOW HOME CONDITION AND WITH HIGH QUALITY FITTINGS THROUGHOUT
- OPEN PLAN RECEPTION WITH PATIO DOORS OPENING TO TERRACE
- HIGH QUALITY FITTED KITCHEN WITH INTEGRATED APPLIANCES
- TWO DOUBLE BEDROOMS WITH EN-SUITE FACILITIES
- PRIVATE TERRACE FOR SOLE USE OF APARTMENT ONE
- GARAGE AND VISITORS PARKING
- AROUND 3-ACRES OF BEAUTIFUL, SWEEPING COMMUNAL GARDENS AND GROUNDS

**Forder Lane, Bishopsteignton, TQ14 9SL**

**Guide Price £445,000**

An immaculately presented, elegant ground floor apartment set in a prestigious development with stylish high quality fittings throughout. Offered in show home condition with private terrace overlooking the grounds. Benefitting from open plan reception areas, a fully appointed high quality fitted kitchen, two double bedrooms with en-suite facilities, garage and access to around three acres of stunning communal grounds.



## Property Description

The Huntly development sits in an enviable, tucked away position close to the heart of ever-popular Bishopsteignton. 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, a local real ale brewery, a vineyard and the Cockhaven Arms Hotel. 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.

From the communal entrance hall, stairs and a lift rise to the upper floors.

Door to...

### APARTMENT ONE

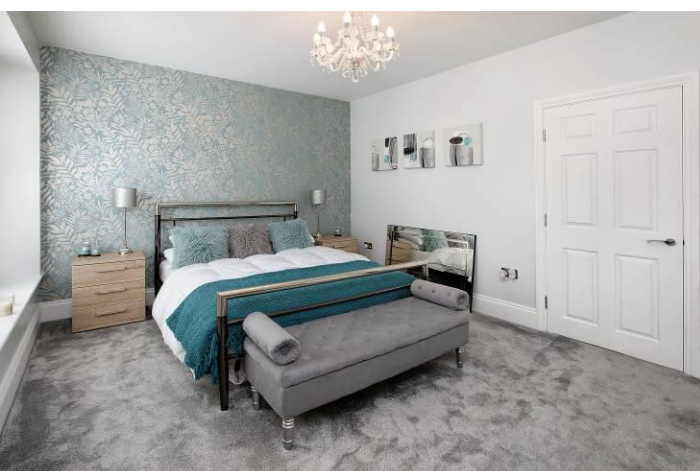
The apartment has been tastefully decorated and modernised with recently installed high end kitchen and bathrooms. The apartment has had the majority of the windows replaced with wooden double glazed units with fitted Thomas Sanderson blinds, with privacy blinds to the bedrooms. The accommodation affords...

### ENTRANCE HALLWAY

Wall hung telephone entry control unit. Cornice to ceiling. Wood effect LVT flooring which extends through the entrance hallway into the reception and kitchen. Double doors to a deep cloaks/storage cupboard with fitted hanging rails and shelving. Door through to...

### RECEPTION ROOM

A superb open plan reception room. **LOUNGE AREA:** Triple





aspect with double glazed sash window, further double glazed window and French patio doors with outlook over the delightful grounds and giving access onto Apartment 1's private patio. Two radiators, ceiling roses, cornice to ceiling, feature tiled entertainment wall with fitted Sony 85 inch television, floating cupboard unit and display shelving. Open through to the **DINING AREA**: Further radiator, two sash double glazed windows. Squared arch through to...

#### MODERN FITTED KITCHEN

Comprehensive range of cupboard and drawer base units under Corian worktops, sunken ceramic one and a half bowl sink unit with mixer tap over, integrated appliances include a dishwasher, washer dryer, fridge, freezer, electric oven and additional combination oven/microwave, five ring gas hob, extractor over, corner carousel units, corresponding eye level units, concealed extractor hood, cupboard housing wall hung Glow Worm gas combination boiler supplying the domestic hot water and gas central heating throughout the property, recessed spotlighting, double glazed sash window.

#### BEDROOM ONE

Triple aspect with wooden sash windows fitted with privacy blinds, walk-in wardrobe with floor to ceiling bespoke furniture with hanging rails and fitted shelving, radiator. Door through to the en-suite.

#### EN-SUITE SHOWER ROOM

Tiled floor, floating WC with concealed plumbing, high gloss vanity unit with ceramic hand basin and mixer tap, display shelving, illuminated mirror fronted medicine cabinet, anthracite ladder style towel rail/radiator, tiled shower enclosure with recessed shelving, fitted rain shower, additional hand held attachment, glazed shower screen, recessed spotlighting, fitted extractor. Jack and Jill door back to the entrance hallway.

#### BEDROOM TWO

Sash window overlooking the communal garden, fitted blinds, radiator. Door to en-suite.

#### EN-SUITE SHOWER ROOM

Sash window overlooking the patio and gardens, fitted blinds, modern suite with tiled shower enclosure with glazed shower



Ground Floor  
120.8 sq.m. (1300 sq.ft.) approx.

Garage  
18.1 sq.m. (194 sq.ft.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 138.9 sq.m. (1495 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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screen, multi-function shower, wash hand basin set into wood effect vanity unit, tiled display shelving, floating WC with concealed plumbing, illuminated medicine cabinet, recessed spotlighting, extractor fan.

## OUTSIDE

The apartment also benefits from use of Huntly's shared private grounds, these being a real "show-piece," and are predominantly south-facing, extending to around three acres. The grounds comprise broad sweeps of lawn, numerous specimen trees, a croquet lawn, beautifully stocked borders and an Koi Carp pond with water feature.

In addition to the communal grounds, Apartment One benefits from a private paved patio (for the sole use of Apartment One) which overlooks the communal grounds. Beyond this there is a gravel pathway which serves three properties. There are visitors parking spaces.

## GARAGE

With electric up and over door, power and lighting.

MATERIAL INFORMATION - Subject to legal verification  
Leasehold:

Length of Lease: 999 years from 2014

Annual Ground Rent: £125

Ground Rent Review :

Annual Service Charge: TBC

Service Charge Review :

Council Tax Band E



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