



- A CHARMING PERIOD COTTAGE SET IN THE HEART OF SHALDON
- SITTING/DINING ROOM
- MODERN GALLEY-STYLE KITCHEN WITH SOME INTEGRATED APPLIANCES
- TWO BEDROOMS
- MODERN BATHROOM
- SMALL COURTYARD AREA AND ROOF TERRACE

Dagmar Street, Shaldon, TQ14 0DU

OIEO £260,000

A charming period cottage set close to the village amenities and the estuary beach. Sitting/dining room, modern galley-style kitchen, two bedrooms and a modern bathroom. Small courtyard area and roof terrace.

Property Description

LOCATION

Daisy Cottage is set in a charming part of the village being surrounded by characterful period properties close to an open square known locally as "Sunny Patch." The location gives almost immediate access to the village centre amenities and the estuary beach. 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 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

Daisy Cottage is a charming period property set in an idyllic position within the heart of Shaldon. The characterful accommodation comprises; a sitting room with dining area with some views over the surrounding area and there is a lobby area with a cloakroom/WC leading off. There is a relatively recently re-fitted galley-style kitchen with some integrated appliances, which in turn opens to a small courtyard space. To the first floor the principal bedroom suite is an attractive characterful space with a built in wardrobe and with this room





opening to a tiled roof terrace set at the rear of the property. There is a further first floor bedroom and a modern first floor bathroom.

To the front of the property there is a feature entrance canopy with outside light beside. The panel and part glazed entrance door opens to the....

SITTING/DINING ROOM

An attractive space with timber effect vinyl plank flooring. There is a front facing, small paned window overlooking the surroundings and a feature, contemporary-style wall mounted gas fire. A latch and panel door opens to a good sized under stairs store cupboard. Within the dining area there is a radiator with feature cupboard, ample space for a small dining table and chairs and stairs with feature rope-style hand rail rise to the upper floor. A latch and panel door opens to a....



SMALL LOBBY AREA

Having coat hooks, a high level shelf, wall mounted electricity trip switches and a radiator with feature cover. A latch and panel opens door to the....

CLOAKROOM/WC

With timber effect flooring, a wall mounted wash hand basin with tiled surround and a WC. Radiator, high level shelf, feature light fitment, extractor fan and a small opaque glazed window.



KITCHEN

The galley style kitchen has been re-fitted with an attractive range of modern units with square edged, laminate work surfaces with feature, period style tiled surrounds and there is an inset composite, single drainer stainless steel sink unit with mixer set. There is

a built-in four ring induction hob with oven beneath as well as under surface space for a washing machine and a slimline dishwasher. A recessed cupboard with shelving also houses the "Ideal" boiler supplying gas fired central heating. In addition there is a built-in microwave, space for a small fridge/freezer and a small paned feature window looks through and affords some borrowed light from the dining area. A stable style panel and glazed door with window beside opens to the SMALL COURTYARD AREA with artificial lawn, a water tap and with this area being primarily enclosed by white washed walling.

radiator/towel rail and a medicine cabinet. Timber effect flooring and full height tiling to the walls.

FIRST FLOOR LANDING

With feature panel doors to the upstairs rooms.

BEDROOM ONE

An attractive room with much character and charm having a display shelf, a built in cupboard, a radiator with cover and a panel and part glazed door gives access to the small tiled ROOF TERRACE. This is set at the rear of the property at first floor level giving some good views over the higher reaches of the village. There is also a recessed wardrobe with a folding part glazed and timber door with hanging rail and shelf. There are feature period style light fittings.

BEDROOM TWO

Another appealing room with a front facing, sliding sash small paned window overlooking the charming surroundings. There also is a radiator and feature period style light fittings.

BATHROOM

Fitted with a modern three piece suite comprising a deep, part curved bath with curved shower screen and Mira shower over, a WC and a wall mounted wash hand basin with mirror above. There is a glass shelf, spotlights to the ceiling, an extractor fan, a ladder style

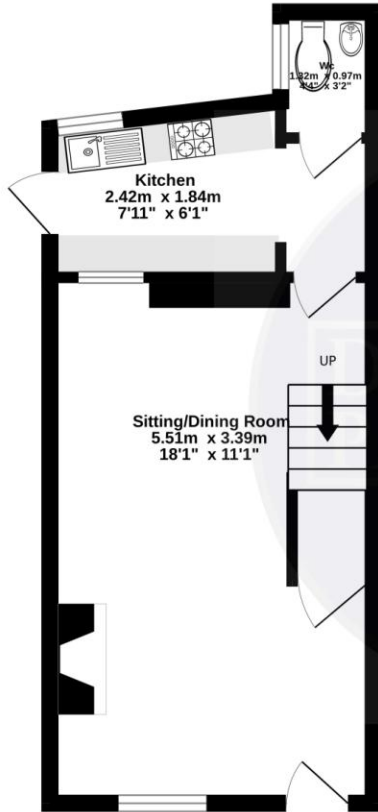
MATERIAL INFORMATION - Subject to legal verification

Freehold

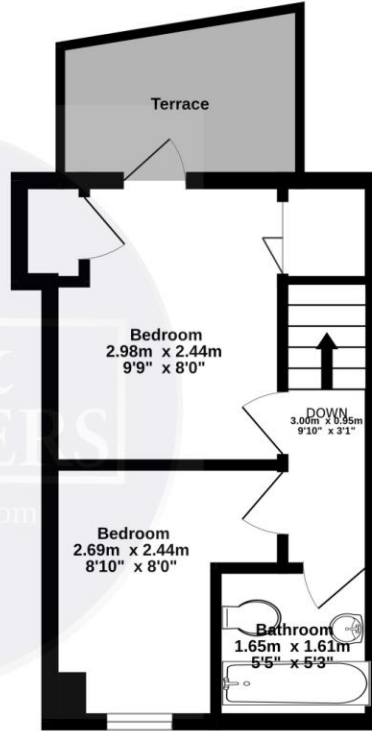
Council Tax Band N/A as commercially rated



Ground Floor
24.5 sq.m. (264 sq.ft.) approx.



1st Floor
19.4 sq.m. (209 sq.ft.) approx.



TOTAL FLOOR AREA : 43.9 sq.m. (473 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		90
(69-80) C		
(55-68) D	64	
(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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