



**Roundings Torquay Road, Shaldon**  
**£675,000**





## Torquay Road

Shaldon, Teignmouth



A spacious and appealing semi-detached property being set a short walk away from the village amenities and beach and having good views towards the estuary and beyond. Cloakroom, sitting room with Minster-style fireplace, separate dining room, modern kitchen with Rayburn and integrated appliances, four bedrooms and a modern four-piece bathroom. Lovely, landscaped gardens and entertaining terraces to the front and rear. Garage with electric door and parking.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- A spacious semi-detached property set close to the village amenities and beach
- Good views towards the estuary and beyond
- Cloakroom, sitting room with feature fireplace and a separate dining room
- Large kitchen/breakfast room with some integrated appliances and Rayburn
- Utility, four bedrooms and a modern four-piece bathroom
- Excellent garden and entertaining terraces laid for ease of maintenance
- Garage with electric door and parking



### Situation

Roundings is well positioned in an elevated setting just a short walk away from Shaldon's village amenities and the beach. The property is approached via a shared private lane and footpath. Shaldon 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 southwest coast path and the wonderful Ness Beach is accessed via the old smugglers tunnel. There is a direct, mainline rail link to London Paddington from Teignmouth.

### Description

Occupied by the same owner for many years Roundings is a much-loved home with family sized accommodation, which has much charm and is beautifully presented throughout. The windows and outside spaces to the front of the property enjoy good views towards the estuary and the rolling Little Haldon Hills beyond. The accommodation melds well with the outside spaces, with the front garden and terraces providing good spaces to contemplate the idyllic surroundings and the enclosed rear garden provides an appealing sheltered seating area interreacting well with the reception rooms to provide a good sense of inside outside living. The garage with electric door and parking space are excellent features too with parking and garaging being at an absolute premium in the heart of the village. The property also benefits from Solar Panels.





### **Accommodation**

From the entrance terrace an entrance canopy is approached with an external light. A panel front door with a fanlight-style leaded light window above opens to the.....

### **Reception Hall**

With parquet style flooring and turning stairs with a UPVC doubled glazed window above rise to the first floor. Panel doors open to the principal downstairs rooms and there are feature wall lights.

### **Cloakroom/WC**

Having a side facing UPVC opaque double-glazed window and parquet flooring with an inset trap opening to the undercroft. There is a two-piece suite with a pedestal wash hand basin having a tiled surround and a WC. Double doors open to an under stairs cupboard.

### **Sitting Room**

A spacious and appealing dual aspect room with a front facing uPVC double glazed bow window which takes in good views across parts of the village towards the Teign Estuary, parts of Teignmouth and the Little Haldon Hills beyond. There is a Minster-style stone fireplace with a raised hearth, a mantle over and a grate for an open fire. uPVC double glazed French doors with a matching window beside open to and overlook the pretty enclosed rear garden and there are feature period style wall lights and light fittings.

### **Kitchen/Breakfast Room**

A lovely space that interplays well with the dining room to give good options for entertaining. There are a comprehensive range of fitted units with "shaker style" cupboard door and drawer fronts, an inset one and a quarter bowl ceramic sink unit and complementary style tiles surrounds. There is a matching island unit extending to a breakfast bar, along with a feature gas fired Rayburn. There is a built-in dishwasher, space for an electric oven and a built-in fridge/freezer, along with cabinets and open shelves. uPVC double glazed windows overlook the side and rear aspects and there are spotlights and feature light fittings. There is an informal





electric oven and a built-in fridge/freezer, along with cabinets and open shelves. uPVC double glazed windows overlook the side and rear aspects and there are spotlights and feature light fittings. There is an informal TV/lounge area with space for a sofa. A wall mounted Worcester boiler supplies the gas fired central heating and a timber and opaque glazed door opens to the...

#### **Utility Porch**

With slate floor tiles, uPVC double glazed windows enjoy good views, and a uPVC double glazed door opens to the pathway at the side. There are fitted floor and wall mounted units with an area of work surface, having an inset single drainer stainless steel sink unit and under surface space for a washing machine. There is also space for an American style fridge/freezer.

#### **Dining Room**

An appealing room set at the rear of the house with exposed floorboards, feature wall lights and a picture rail. uPVC double glazed French doors with matching windows set on either side open to the garden.

#### **First Floor Landing**

Being set out in two parts with stripped panel doors opening to the first-floor rooms, a side facing uPVC double glazed window with far reaching views and a hinged loft access with a pull down ladder gives access to the boarded loft.

#### **Bedroom One**

A lovely space with uPVC double glazed windows taking in good views from Teignmouth harbour across a broad sweep of the Teign estuary towards the Little Haldon hills and Bishopsteignton in the distance. There are built in wardrobes and wall lights above the bed space.



### **Bedroom Two**

A good-sized room with a large uPVC double glazed window overlooking the rear aspect. There are built in wardrobes with timber doors and wall lights above the bed space.

### **Bedroom Three**

Having a uPVC double glazed window, taking in estuary views similar to those described in bedroom one and a store cupboard.

### **Bedroom Four**

With a uPVC double glazed window overlooking the rear aspect along with full height, double depth built in cupboards.

### **Bathroom**

With spotlights and a uPVC opaque double-glazed window. There is a modern four piece suite with attractive tiled surrounds, comprising a panel bath with mixer set, a shower cubicle with feature large shower head, a pedestal wash hand basin with large, recessed mirror with spotlights above and a WC.

### **Outside**

A shared private pathway at the side of the property has gated access into the large front garden, an excellent space which is enclosed by timber fencing and set out on two levels. On the lower level there is a shaped lawn, a brick paved seating area and a brick paved pathway and steps rises to the upper level. There is a large timber deck, a good spot to contemplate the views with outside lighting. A further area of front garden is laid to stone chippings and paving, there are external power points and access to an undercroft providing useful storage. To the side of the property there is a brick paved courtyard area where there is a water tap. The brick paved pathway extends to a gate that in turn opens to the private parking area, which sits immediately in front of the garage, which

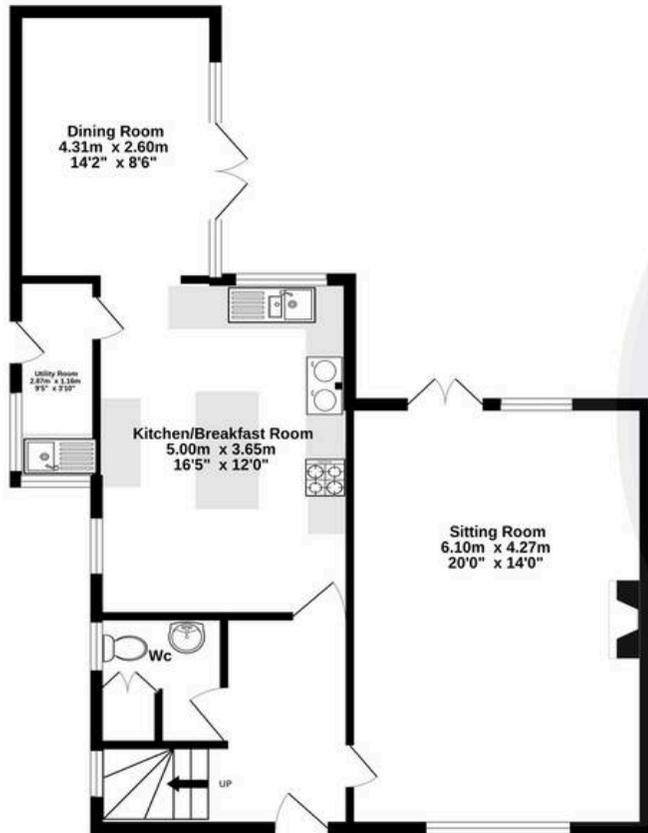


has an electric "roll up" door, a window, power points and light.

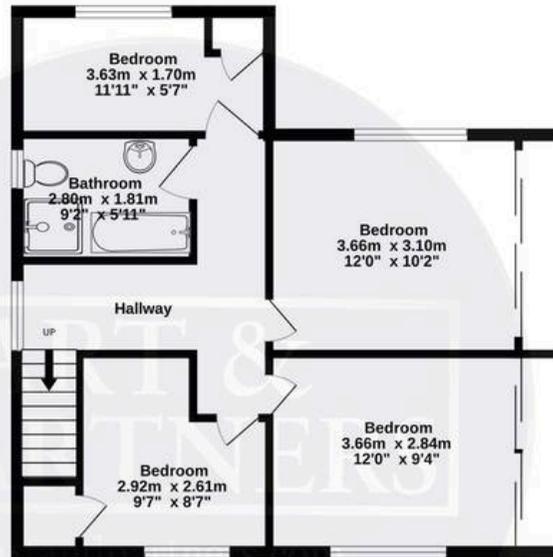
Outside to the rear of the property there is an appealing garden enclosed by high fencing and rendered walling, being laid to two levels with artificial lawn and stone chippings. Steps rise to gated access onto the parking area and there is an external hot water shower, as well as space and power for an external hot tub if required. The garden is ideal for displaying pots, there is a mature climbing wisteria as well as outside lighting.



Ground Floor  
68.8 sq.m. (740 sq.ft.) approx.



1st Floor  
53.7 sq.m. (578 sq.ft.) approx.



Garage  
13.0 sq.m. (140 sq.ft.) approx.



**TOTAL FLOOR AREA : 135.5 sq.m. (1459 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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