



Haldon View, Coombe Way



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Bishopsteignton, Teignmouth, Devon TQ14 9QA

Village centre – 0.5 miles. Exeter – 14 miles

**A deceptively spacious cottage in a semi-rural location with an elevated garden with stunning countryside views.**

- Semi-rural location in Bishopsteignton
- 4 bedrooms
- Bright and stylish interiors
- Freehold
- Extensive elevated gardens with rural views
- Over 1,500 sq ft of accommodation
- Detached garage and off street parking
- Tax Band - E

Guide Price £525,000

## SITUATION

This charming cottage is situated on the outskirts of the sought after village of Bishopsteignton which is a large village, on the banks of the Teign Estuary, located 2 miles from Teignmouth and 4 miles from Newton Abbot, the latter having a mainline railway station with direct links to London Paddington. The village offers a good range of facilities including shop, post office, chemist, garage, vineyard, pubs, hotel and restaurant. There are places of worship and public halls which regularly host clubs and public events.

## DESCRIPTION

Haldon View is a wonderful semi-detached cottage offering bright and spacious interiors near the sought after village of Bishopsteignton. The versatile accommodation of over 1,500 sq ft provides 4 bedrooms, sitting room, dining room, kitchen, family bathroom, master en suite and guest cloakroom. A unique feature to the cottage are the extensive and elevated gardens positioned to the rear of the property with stunning countryside views, delightful seating areas and a garage and off street parking for 2 cars.



## ACCOMMODATION

An enclosed, partly glazed porch leads through to a tiled inner hall with stairs to the first floor and a guest cloakroom providing a wc and basin. Off the stairs is a small enclosed terrace. To the right of the hall is the sitting room which has a front aspect, timber flooring, revealed ceiling beam and a feature wood burner. Left of the hall is the dining room which has a front aspect and finished with a tiled floor. The unique and stylish kitchen has a feature atrium sky light and door leading out to the rear garden. The kitchen has an array of units, butler style sink, range style cooker and space for appliances, finished with a tiled floor.

The bright master bedroom has a triple aspect with double doors leading out to the rear garden, finished with timber flooring and provides an en suite arranged with a corner shower, wc, basin and ladder style radiator. Bedrooms 2 & 3 have front aspect with built in wardrobes. Bedroom 4 has a rear aspect, ideal for a home study. The fabulous family bathroom provides a bath, wc, basin, ladder style radiator and an airing cupboard.

## OUTSIDE

The extensive garden is positioned to the rear of the cottage, elevated with direct access from the master bedroom and steps up from the kitchen. This wonderful feature enjoys stunning views over the surrounding countryside including the hillside vineyard. The garden is predominantly laid to lawn with areas of decked patios, planted borders, fruit trees and raised vegetable planters. Steps lead up to a further decked patio which offers the perfect seating area to enjoy the panoramic rural views. To the rear of this section of the garden is the detached single garage, with an up and over door, power and light. In front of the garage is an area of parking for two cars with access from Ashill.

## SERVICES

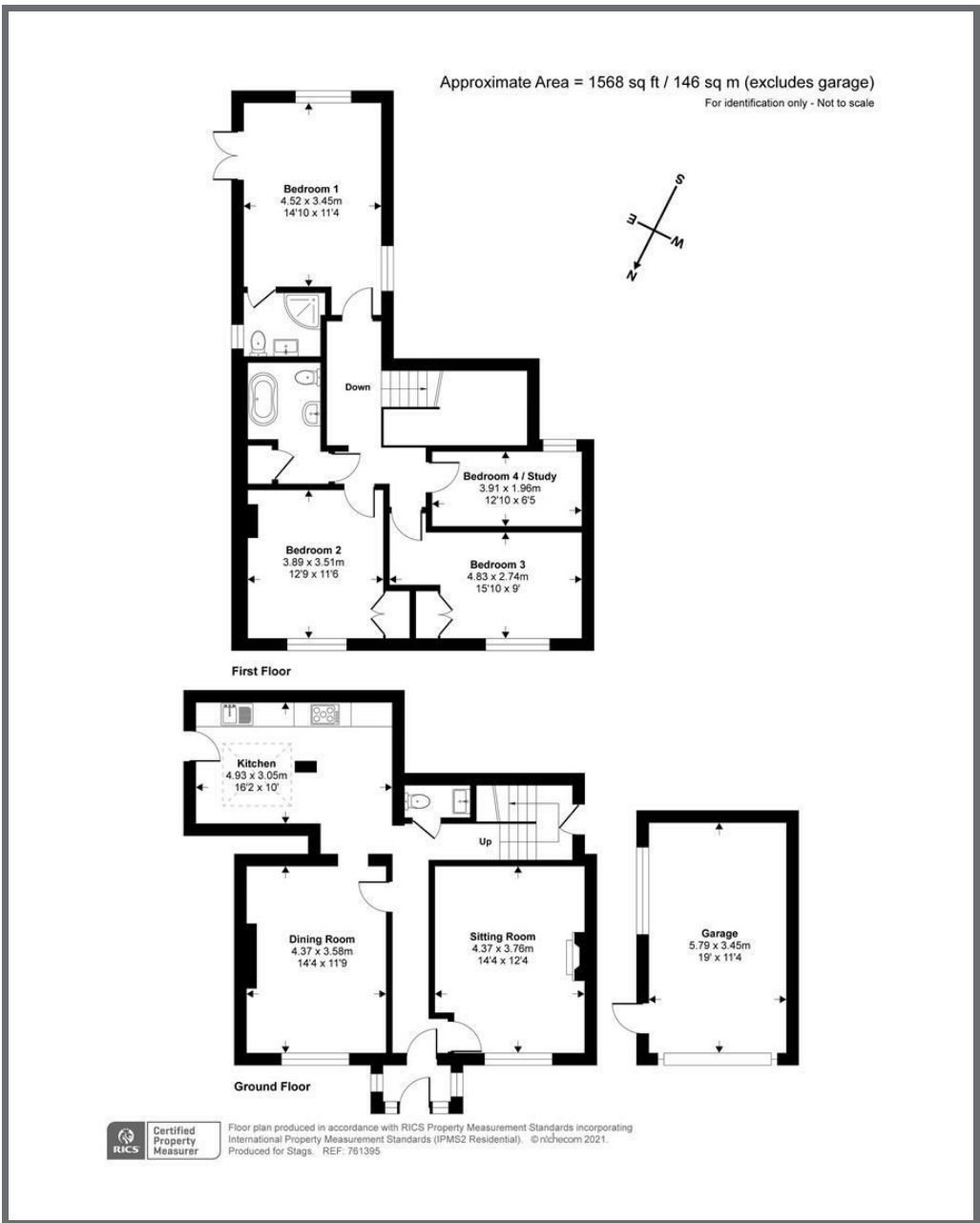
All mains connected. Gas central heating.

## DIRECTIONS

From Exeter and the M5 head south on the A380 towards Newton Abbot. Follow signs to Bishopsteignton along the A381 turning left into the village. Proceed up Shute Hill and bear right at the Ring of Bells pub up Radway Hill. Continue to the right up Radway Street then merge onto Coombe Way where the property is located on the right.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	79
(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	

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