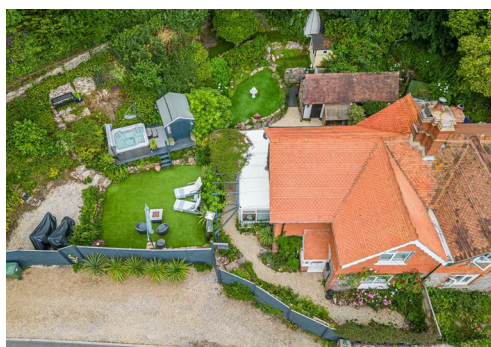




Frog Cottage



Exeter 16 miles Newton Abbot 3 miles

A beautifully presented semi-detached cottage with wonderful river views, exquisite gardens and ample off street parking.

- Panoramic River views
- Charming cottage features
- Beautifully presented throughout
- 3 bedrooms
- Landscaped garden
- Off street parking for 3 cars
- Excellent communication links
- Freehold
- Council Tax Band C

Guide Price £400,000

SITUATION

Bishopsteignton 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 A380 dual carriageway is around 5 miles away, providing access to the cathedral and university city of Exeter and the M5 motorway. Exeter also has an international airport with daily flights to London. The village offers a good range of facilities including a shop, post office, chemist, garage, garden centre, vineyard, pubs, hotel and restaurant. There are places of worship and community hall which regularly host clubs and public events. The village, as a settlement, dates back to the Stone Age with evidence of Roman occupation in the area, it expanded greatly during Elizabethan times and today many of the buildings date from the 1800s.

DESCRIPTION

A beautifully presented and sympathetically restored characterful cottage situated on the edge of a popular estuary village with wonderful river views. This bright and extremely inviting home has undergone an extensive refurbishment programme by the current owners. The charming and stylish accommodation includes 3 bedrooms, open plan sitting/dining room, kitchen, conservatory, ground floor shower room and first floor WC. The landscaped cottage gardens offer a fabulous addition to this home with terraced seating areas, artificial lawns, decked sun terrace for a hot tub and elevated views of the river and surrounding fields. Timber fencing runs along the front of the cottage with off street parking and an additional gravel parking area.

ACCOMMODATION

An entrance porch opens to the inner hall providing stairs to the first and storage cupboard. The stylish modern shower room is arranged with a walk in shower, wc, basin with vanity storage and a ladder style radiator. The bright and characterful sitting room has a front aspect double glazed window, an inset electric wood-burner and finished in wood flooring. Open to the sitting room, framed by exposed beams, is the dining room, rear aspect double glazed window and a charming fireplace with wood mantel and a inset dual-fuel burner. The charming cottage style kitchen has a rear aspect double glazed window with garden views, fitted with an array of fitted units, timber worktop, butler style sink and space for appliances. The versatile conservatory, currently used as a home office, is predominantly glazed with decorative tiled flooring and access to the rear garden.

Bedroom 1 has a front aspect double glazed

window with wonderful river views, bespoke fitted wardrobes and cupboards, a decorative feature fireplace and an ensuite wc and basin. Bedroom 2 has a rear aspect double glazed window with garden views, unique alcove shelving and wood flooring. Bedroom 3 has a side aspect double glazed window and a store cupboard.

OUTSIDE

Off Newton Road, running alongside, is a gravel parking area for 3 cars. Timber fencing with gated access enclosed the garden to the front, double gates opening to additional parking, suitable for a small boat. The cottage gardens are an absolute delight with well stocked flower beds and artificial lawns. An elevated decked terrace provides the perfect spot for a hot tub with a timber shed to one side. Steps and path lead up to the rear of the garden, tree lined to the rear and a seating area to enjoy the wonderful river views. To the rear of the cottage is a smaller area of artificial lawn with a pond, summer house and workshop. A gravel path runs around the cottage with a charming pergola alongside the conservatory.

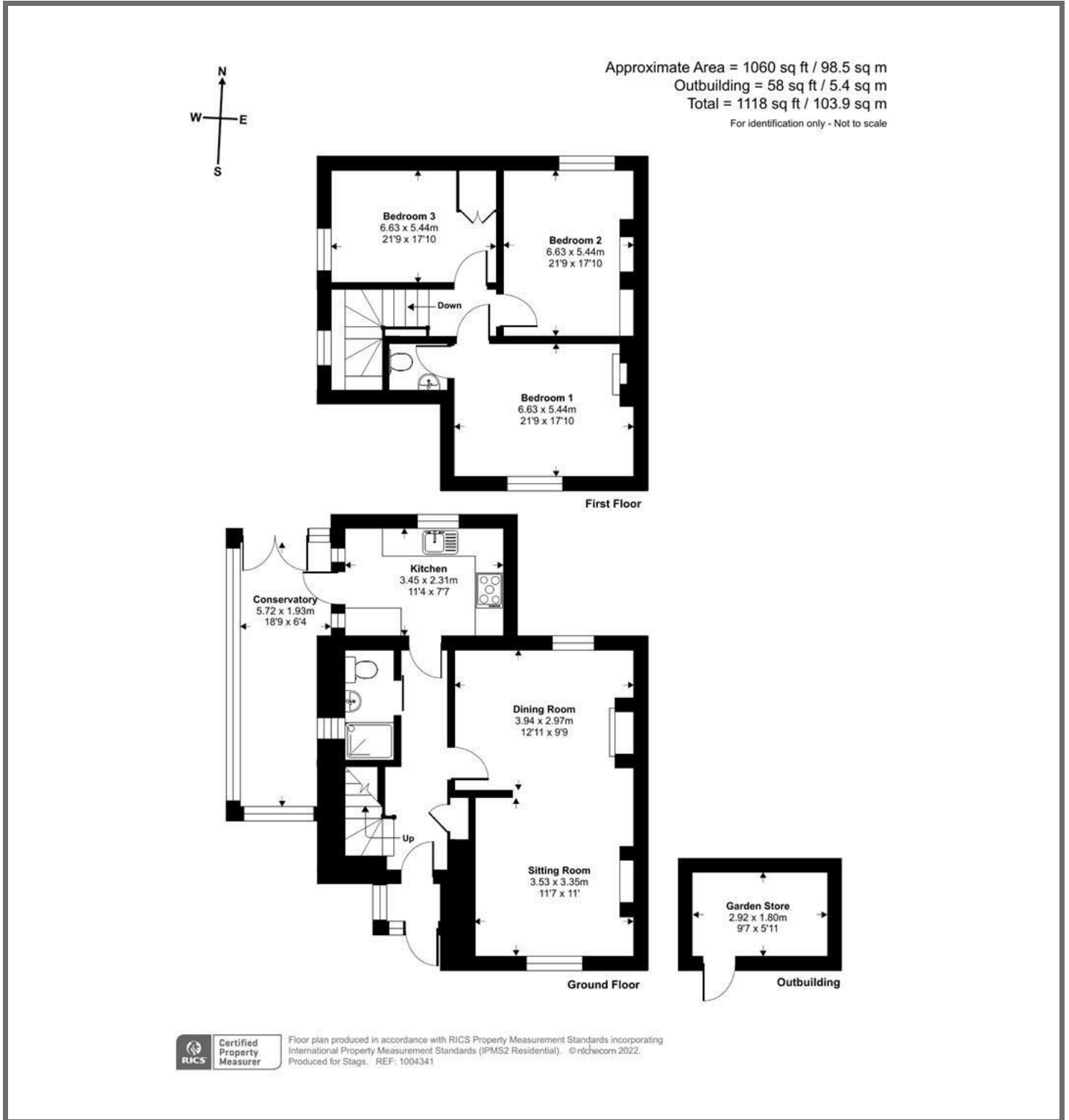
SERVICES

Mains drainage and mains electricity. Water supplied from a spring. Electric panel heaters with app control and independent thermostats. Dual-fuel burner. Electric boiler serving the shower and sinks.

DIRECTIONS

IMPORTANT NOTE. From Exeter and the M5 head south towards Torquay and Newton Abbot on the A380. After approximately 11 miles take the slip road off to the left signposted Teignmouth. At the next roundabout take the first left to Bishopsteignton & Teignmouth (A381). Continue on this road for 1 mile where the property is located on the left. You must travel from the west to be able to safely drive out of the parking area. What 3 Words: misty.rainwater.values





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
(92-100) A			83
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	
England & Wales		2022/91/EC	

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