



7 Oak Tree Grove



STAGS

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Shaldon, Teignmouth, Devon, TQ14 0BU

Teignmouth (railway station): 1.5 miles, Newton Abbot: 6.5 miles, Torquay: 7 miles,

A well presented property in an elevated position, enjoying delightful views across the Teign estuary, just a short walk from the village centre.

- Modern Family Home
- 1465sqft of Accommodation
- Social Reception Space
- Off-road Parking
- Freehold
- Reverse Level Living
- Close to Local Amenities
- 4 Ground Floor Bedrooms
- Private Lawn Garden
- Council Tax Band: F

Guide Price £700,000

SITUATION

Shaldon is a popular picturesque riverside village on the Teign Estuary on the South Devon coast. This popular, unspoilt and pretty village is built around a network of narrow streets lined with interesting Georgian and Victorian cottages retaining the charm of a bygone era. The village offers a good range of beach-side cafes, restaurants and pubs, as well as many other amenities including a GP surgery, post office and shops, well-regarded primary school, and a Zoo. There are several sandy beaches nearby.

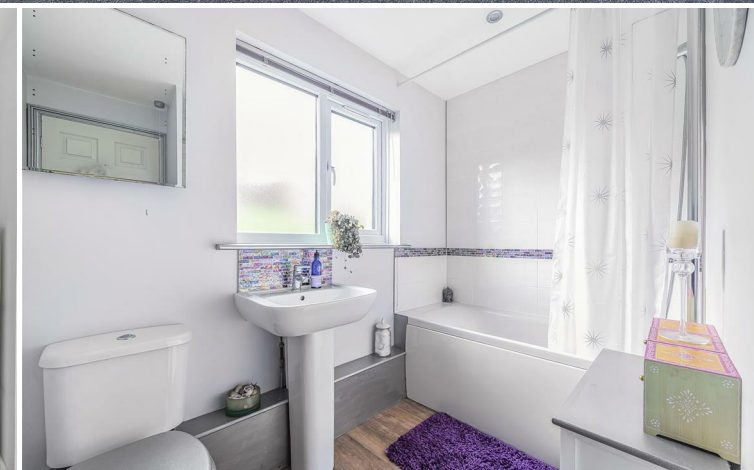
DESCRIPTION

Nestled in the sought-after coastal village of Shaldon, 7 Oak Tree Grove offers a unique opportunity to acquire a charming four-bedroom reverse-level home with spectacular views over the Teign Estuary and surrounding countryside. Designed to make the most of its enviable elevated position, this property is perfectly suited for those seeking coastal tranquillity combined with modern convenience. The property has undergone modernisation and remodelling during the vendors tenure, and now offers ample and well presented accommodation.

ACCOMMODATION

The property is accessed on the first floor through an inviting entrance hall, featuring an attractive wood and glass banister surrounding the staircase. The sitting room enjoys a delightful rear aspect, offering views over the village, the Teign Estuary, and beyond. This light-filled space is enhanced by an elevated wood burner set on an elegant slate hearth.

An archway leads to the kitchen/breakfast room, a social hub with ample space for a dining table positioned in front of sliding doors that open onto the balcony, allowing you to fully appreciate the views.



The well-appointed kitchen combines bespoke modern units with a glossy grey finish and features a 4-burner gas hob, along with space for appliances, including a fridge/freezer. The room is finished with durable LVT wood-effect flooring, which stretches the length of the space. Also on this floor is a cloakroom, comprising a wash basin, WC, and a storage cupboard.

The ground floor accommodates the property's four bedrooms. The master bedroom, located at the far end, boasts sliding doors opening to the garden, built-in storage, and an en-suite bathroom with a shower over the bath, a wash basin, and a WC. The remaining three bedrooms are served by a family bathroom, also fitted with a shower over the bath, a wash basin, and a WC.

At the front of this floor, there is additional space located beneath the parking area. This includes a utility room with a side access door and an adjoining room currently used as a gym.

OUTSIDE

To the front of the property is off-road parking for two vehicles and access to a single garage with power and lighting.

The property enjoys a well sized plot, with a delightful garden to the rear, laid predominantly to lawn bordered by flower beds with a range of colourful shrubs and bedding plants. Towards the top of the lawn is a patio area suitable for outdoor seating or dining, where there is also a garden shed. To the side of the property is a further area of lawn garden, sloping up to the level of the driveway it provides a pleasant formal garden space which could be incorporated into the remaining garden.

SERVICES

Mains water, gas, electricity and drainage. Ofcom advises there is superfast broadband available to the property and limited mobile service from the major providers.

VIEWINGS

Strictly by appointment through the agents.

LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: info@teignbridge.gov.uk.

DIRECTIONS

From the A380, take the A381 towards Teignmouth, proceeding for 3 miles passing through the village of Bishopsteignton and past Jacks Patch Garden Centre and into Teignmouth. Upon entering Teignmouth, take the first sharp right at the traffic lights signposted to Shaldon and proceed over Shaldon Bridge. Upon crossing the river, follow the road around to the right to stay on the A379 and continue up the hill, after 300 yards take the second left onto Commons Old Road and immediately take the first left onto Oak Tree Grove, where the property can be found after a short distance on the right hand side.

What3Words: [///portal.idea.amending](https://www.what3words.com/portal/idea.amending)



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		79
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		68
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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