

**SAMPLE  
MILLS**



**Orchard View  
Wear Farm  
Bishopsteignton  
Devon**

**£120,000**







## Orchard View, Wear Farm, Bishopsteignton, Devon

**£120,000**

A detached static property situated in the popular location of Wear Farm, which appreciates some excellent views over the Estuary, countryside towards Coombe Cellars, Combeinteignhead, over and beyond.

Wear Farm is situated on the main road between Newton Abbot and Teignmouth providing great access to the A380 and access to the Devon County capital city of Exeter. The vibrant seaside town of Teignmouth, with its working port and many shops and restaurants is a short drive away and Torquay with all its attractions is also within close distance.

The property is sold with **NO CHAIN** and is presently laid out as a 2 bedroom unit, but could easily be converted back into a 1 bedroom, if required, and comprises large lounge/dining area, porch, fitted kitchen with washing machine, white goods, bathroom and other beautiful facilities.

Viewing of this property is highly recommended for those seeking a unit that can be lived in all year round and is sold for sale in excellent condition.



uPVC double glazed door to:

### Entrance Porch

Laminated floor. Storage cupboards. Broom cupboard with shelving. uPVC double glazed window looking over the front. uPVC double glazed door onto:

### Lounge/Diner – 5.50m x 2.90m (18'1" x 9'6")

Double aspect uPVC bay windows looking over the front with excellent views over the Estuary, countryside and beyond that can be appreciated from the lounge and the dining room over to Coombe Cellers and the surrounding area. Further uPVC double glazed window to the side. Two double panelled radiators. TV point.

### Inner Hallway

Thermostat control for central heating. Emersion switch. Timer control unit. Door through to:

### Kitchen – 2.30m x 2.10m (7'7" x 6'11")

Incorporating a range of fitted high gloss base units with rolled edge worktop surface areas. Stainless steel drainer 1½ with taps over. Built-in 4 ring hob with built-in stainless steel oven. Range of wall mounted cupboards. uPVC double glazed window to the side. Double glazed door to the side. Space for fridge/freezer. Built-in airing cupboard with tank and shelving. Timer control unit. Double panelled radiator. Cupboard which houses the consumer box. Floor mounted oil fired central heating boiler which fires the central heating and hot water.

### Bedroom 1 – 2.90m x 2.60m (9'6" x 8'6")

Double glazed window. Single panelled radiator.

### Bedroom 2 – 2.90m x 2.60m (9'6" x 8'6")

Double glazed window. Single panelled radiator. Fitted bedroom furniture.

(Bedroom 1 and 2 could be converted back into one bedroom if required).

### Bathroom – 3.20m x 1.96m (10'6" x 6'5")

Comprising 3 piece suite. Perspective wall coverings. Tiled floor. Stainless steel ladder radiator. Shower cubicle with fitted Mira shower. Wash-hand basin. Low level w/c. Medicine cabinet. Obscure glazed window. Louvre door storage cupboard. Circular light.

### Outside

The property has a wooden gate with fencing leading to the gravelled area to the front. A further area to the front which has terraced, gravelled and bordered areas with a path leading around to the back door and the two storage sheds. There is a nice seating patio area that enjoys the outlook over the countryside and a step down to a further level patio area and drying area that has a washing line. There is access to two storage huts. The storage potting shed has power and light. A lovely view over the Estuary.

### Agents Note

Council Tax Band: 'A' £1566.97 for 2024/25

EPC: Exempt

Wear Farm has no age restriction on adults wishing to purchase but children are not permitted, without prior consent of the owner.

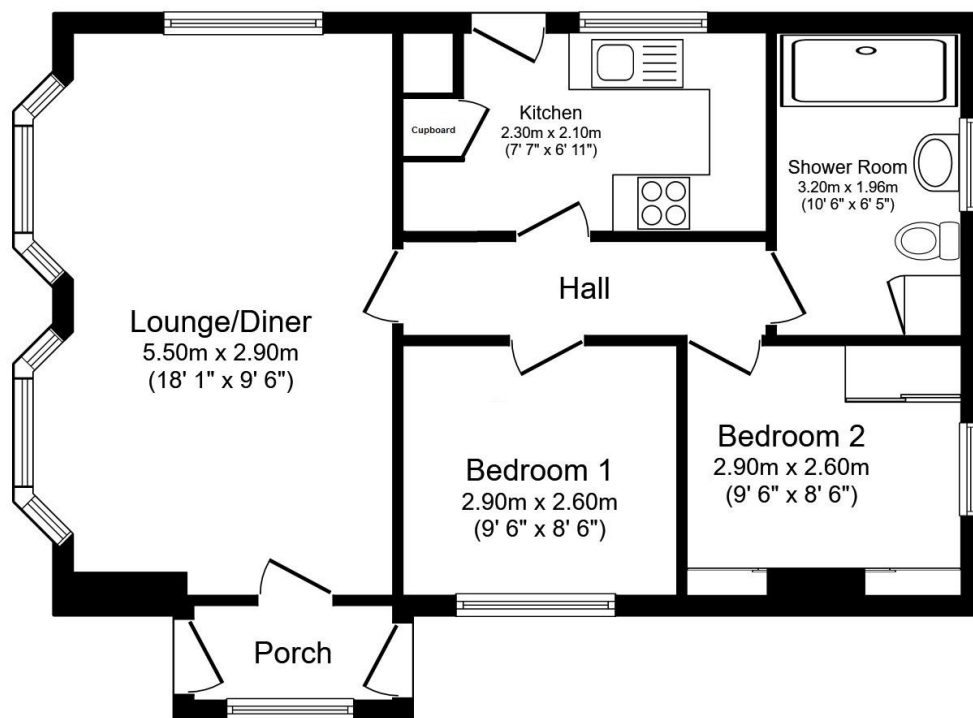
Residents are allowed 1 dog only.

The ground rent of £170.82 per calendar month includes the water rates.

Other services such as Oil, Calor gas and electric are paid individually by each resident.







**Floor Plan**  
Floor area 59.5 m<sup>2</sup> (641 sq.ft.)

**TOTAL: 59.5 m<sup>2</sup> (641 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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