



5 Ventiford Cottages Summer Lane, Teigngrace - TQ12 6QL

£450,000 Freehold

Rural Location • Three Double Bedrooms • Countryside Views • Conservatory • Kitchen/Diner • East Facing Rear Garden
• Air Source Heating • Two Bathrooms • Dean Forge Log Burner • Ample Parking


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Nestled in a tranquil rural location, this character property is situated in a picturesque location, offering stunning countryside views.

Stepping inside, the porch/boot room area is large and offers substantial storage and conveniently follows into the kitchen/diner, the hub of the home. This well-appointed kitchen benefits from a useful island, providing additional workspace and storage. The cream-coloured wall and base units and contrasting wooden worktops, combined with the Belfast sink and modern appliances creates an ideal backdrop. The kitchen also features a breakfast bar along with a range oven with an extractor fan above. Patio doors open out from the dining room onto a decked area, perfect for enjoying al fresco dining and taking in the beautiful surroundings.

Experience warmth and character in the spacious lounge featuring a Dean Forge log burner nestled within a stone-built fireplace, serving as the room's focal point. With exposed beams and windows overlooking the property's front, this space exudes a charming cottage ambiance, perfect for unwinding on chilly winter nights. The ground floor also boasts a contemporary shower room, utility room and a versatile conservatory with insulated solid roof, catering to your all year round lifestyle requirements.

Making your way up the stairs to the first floor, where you will find two double bedrooms, both having fitted wardrobes and one with a handy wash hand basin. Bedroom two looks out to the front of the property and the third with the rear aspect. You will also find the stylish bathroom on this floor, designed with both modernity and functionality in mind. The carpeted stairs continue to the second floor, where the main bedroom awaits. This delightful room offers breath-taking countryside views from its main window, allowing you to wake up to the beauty of the surroundings.

This property benefits from a brand-new Air Source heat pump, heating controls and radiators, plus underfloor heating in the kitchen/diner and downstairs shower room, ensuring comfort all year round.

Stepping outside into the idyllic rear garden, a sanctuary for relaxation and tranquillity. Fully enclosed with bordering hedges, the garden features a good-sized lawn and a spacious patio area, perfect for hosting summer barbeques and entertaining guests. Completing the picture-perfect scene is a stone-built storage room, a timber shed and raised beds, allowing you to indulge in your gardening hobbies. The driveway provides off-road parking for multiple vehicles.

Measurements

Kitchen/diner - 18'8 × 11'7 (5.69m x 3.53m)

Living Room - 19'3 × 15'5 (5.87m x 4.70m)

Utility Room - 11'8 × 8'0 (3.55m x 2.44m)

Conservatory - 13'5 × 9'2 (4.09m x 2.79m)

Shower Room - 8'0 × 4'11 (2.44m x 1.50m)

Bedroom - 15'5 × 15'1 (4.70m x 4.60m)

Bedroom - 17'5 × 11'5 (5.32m x 3.47m)

Bedroom - 16'7 × 8'0 (5.05m x 2.44m)

Bathroom - 9'6 × 8'6 (2.89m x 2.59m)



Useful Information

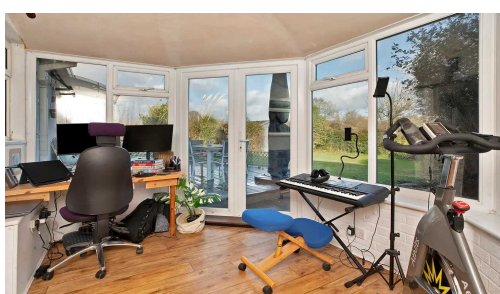
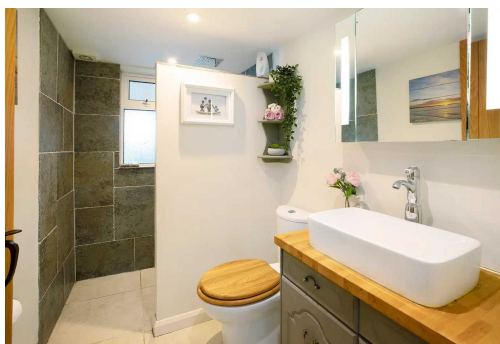
Broadband Speed - Cloud wireless offers speeds of 50 Mbps

EPC Rating – C

Teignbridge Council Tax Band - C
(£1963 per year)

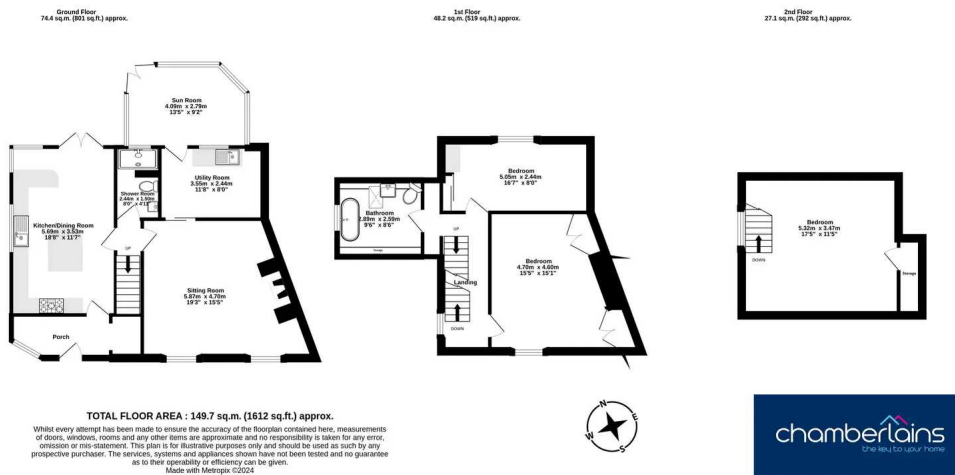
Mains water, Mains electric. The sewage is dealt with through a sewage treatment plant, shared by the five properties.

The property is freehold.



Rear Garden

The idyllic rear garden offers a sanctuary from the bustle of work. This amazing space is fully enclosed with bordering hedges, lawn and spacious patio areas, perfect for those summer barbecues and entertaining friends. The property also boasts from the use of two large sheds and allotment area, accessed via the garden, for those green fingered enthusiasts.



Driveway

2 Parking Spaces

The driveway is large enough for two vehicles, with the added bonus of a car park shared by the residents, for the use of guests.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		73	88
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		34	39
England, Scotland & Wales		EU Directive 2002/91/EC	