



## 22 Teign View Road, Bishopsteignton

£295,000 Freehold

Terraced Cottage • Stunning Estuary Views • Retaining Many Beautiful Period Features • Exposed Stone Wall & Original Fireplaces • Living Room/Dining Room • Kitchen • Rear Porch/Utility • Two Double Bedrooms • Large Shower Room • Extremely Generous Enclosed Rear Garden

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This characterful cottage oozes a wealth of charm nestled in the popular village of Bishopsteignton. With the most stunning wide sweeping estuary views from the front, interior with exposed stone, original fireplaces and numerous period features, this lovely cottage also enjoys a very generous enclosed rear garden.

Stepping in to the entrance porch, the charm of this property is immediately apparent with beautiful exposed stone walls and stripped wooden flooring. A glazed door opens to the entrance hallway where doors lead off to the living/dining room and the kitchen. An attractive turning staircase ascends to the upper floor and has under stairs storage with hanging for coats.

On entering the living room, the eye is immediately drawn to the truly breath taking estuary view and there is a beautiful open fireplace with mantle and hearth as you would expect from a property of this era. This generous room also has a window to the rear in the dining area and there are two useful built in storage cupboards.

The kitchen is bright and airy with a window looking out to the rear porch/utility and is fitted with a range of white wall and base units with worktop and matching upstand with further useful built in storage and shelving. There is space for a cooker and fridge and freezer. A door leads out to the rear porch/utility which also gives access to the rear garden. There is plumbing and space for a washing machine, space for further appliances and the Baxi boiler is mounted on the wall. From the utility, a door opens to a useful downstairs WC.

Ascending the turning staircase to the landing, a retractable ladder gives access to the loft space and doors lead off to the bedrooms and shower room.

The master bedroom is a beautiful large bright room with truly unbeatable estuary views to wake up to. There is plentiful built in storage and a lovely original fireplace. A further bedroom, again with built in storage, overlooks the generous rear garden and has an original fireplace.

The good size shower room enjoys a large shower cubicle with shower seat, stylish wash hand basin set in counter with storage below and concealed cistern WC. There is a useful storage cupboard with shelving which also houses the hot water cylinder.

The front of the property is approached by a pathway with slight incline to appreciate the truly breath taking views enjoyed from this lovely property. There is a sunny front patio area large enough for seating to take in the wonderful ever changing far reaching views spanning the Teign estuary and the Ringmore hillsides.

The very generous rear garden has a brick store and steps with handrail lead to the upper level where there is access to a further garden room/store with window to the side and Velux. Steps lead to a further level where there is a decked terrace large enough for seating and where a greenhouse is sited. A stone pathway winds to the end of this large garden passing garden ponds and an array of mature and established planting with a fantastic view from the top.

The garden is enclosed and benefits from an easement across the row of neighbouring properties (although this is not commonly used), for bins etc.



Tenure: Freehold

Mains Services: Gas, Electric & Water

Broadband Speed - Ultrafast 1000 Mbps (According to OFCOM)

Council Tax Band C - £1,989.54 per year



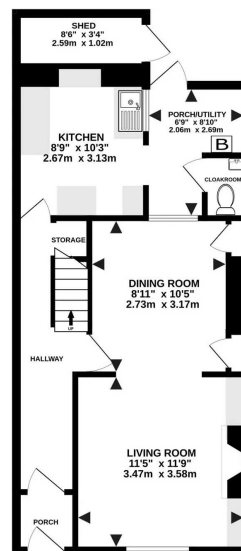
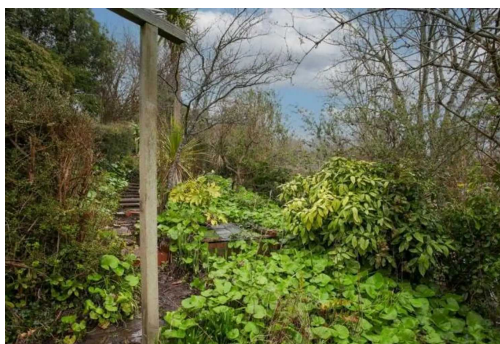


**MEASUREMENTS:**

- Living Room 11' 5" x 11' 9" (3.47m x 3.58m),
- Dining Room 8' 11" x 10' 5" (2.73m x 3.17m),
- Kitchen 8' 9" x 10' 3" (2.67m x 3.13m),
- Rear Porch/Utility 6' 9" x 8' 10" (2.06m x 2.69m),
- Bedroom 14' 8" x 11' 10" (4.47m x 3.6m),
- Bedroom 10' 7" x 10' 6" (3.23m x 3.2m),
- Shower Room 7' 8" x 9' 10" (2.33m x 3m),
- Shed 8' 6" x 3' 4" (2.59m x 1.02m)



Bishopsteignton is a highly desirable estuary village with an excellent community feel. The village has many local amenities including a primary school, two pubs, churches, a pharmacy, a local brewery, post office, general stores and a small hotel. The market town of Newton Abbot is accessible within approx 4 miles to the west and offers further amenities including schooling, shopping and leisure facilities. The coastal town of Teignmouth is approximately 2 miles to the east.



TOTAL FLOOR AREA: 982 sq ft (91.2 sq m) approx.  
 While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers: The location, size and detailed details shown here have been looked and no guarantee is to be made as to their accuracy or efficiency can be given.  
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