



8 Cockhaven Road, Bishopsteignton, TQ14 9RF

Guide Price £745,000 Freehold

Beautifully Finished Detached House • Four Bedrooms • Potential to Easily Create Ground Floor Annexe • Three En Suites In Addition to Family Bathroom • Two Front Terraces with Estuary Views • Beautiful Oak Finishes Throughout • Plentiful Driveway Parking for Multiple Vehicles • Double Garage • Enclosed & Private Rear Garden

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Stepping into the entrance hallway with oak wood flooring, an attractive oak built staircase rises to the first floor and there are doors off to the principal rooms. The living room has French doors to the terrace which overlooks the front and has ample room for garden furniture and table and chairs. There is a granite fireplace and hearth with wood mantle housing a gas effect stove fire and there is complementary oak shelving and storage. Oak folding doors open up to the dining area which has oak wood flooring, a window to the side and door through to the kitchen. The kitchen, with continuation of oak flooring, is fitted with a range of cream wall and base units with worktop with matching upstand, groove cut drainer and undermount sink. There is an integrated fridge and dishwasher and Range oven and a window overlooks the rear garden. A glazed door leads out to a useful rear porch accessing the rear garden. A double bedroom overlooks the front of the property and has plentiful complementary built in storage with hanging and shelving. The very stylish and generous family bathroom comprises corner bath with shower attachment, separate shower cubicle under skylight, wash hand basin set in counter with storage below and concealed cistern dual flush WC. There is a shaver point, heated towel rail and extractor.

A door opens in the hallway (which could be made into a locking inter connecting door if desired) and the property continues to offer further accommodation as follows: -

A double bedroom with built in storage overlooks the rear and has a modern en suite shower room with shower cubicle, wall hung wash hand basin with storage below and low level dual flush WC. There is a heated towel rail, extractor and shaver point. A snug lounge has sliding patio doors accessing the rear garden. The additional kitchen area in this part of the property currently doubles as a useful utility and has space and plumbing for a washing machine. There are a range of wall and base units with worktop, sink unit and space for further appliances. A window overlooks the side and there is a courtesy door to the double garage. Ascending the oak staircase, French doors on the landing open to the higher terrace giving lovely estuary views. There are two generous double bedrooms on the first floor, both of which have French doors opening to the terrace offering fantastic estuary views and a place to sit and enjoy. Both bedrooms have oak finished built in storage and one has an en suite bathroom and the other an en suite shower room.

The front of the property has a large driveway and an area laid to loose stone to accommodate parking for multiple vehicles in addition to the double garage. A path with gate also accesses the rear garden.

Two lovely terraces to the front of the property give views across to the Teign Estuary.

The rear garden is low maintenance with paved areas for seating with established plants, trees and shrubs. An area of hardstanding houses the Summerhouse and the garden is private and enclosed with attractive stone wall boundary.

A path with gate accesses the front of the property and there is an outside tap.



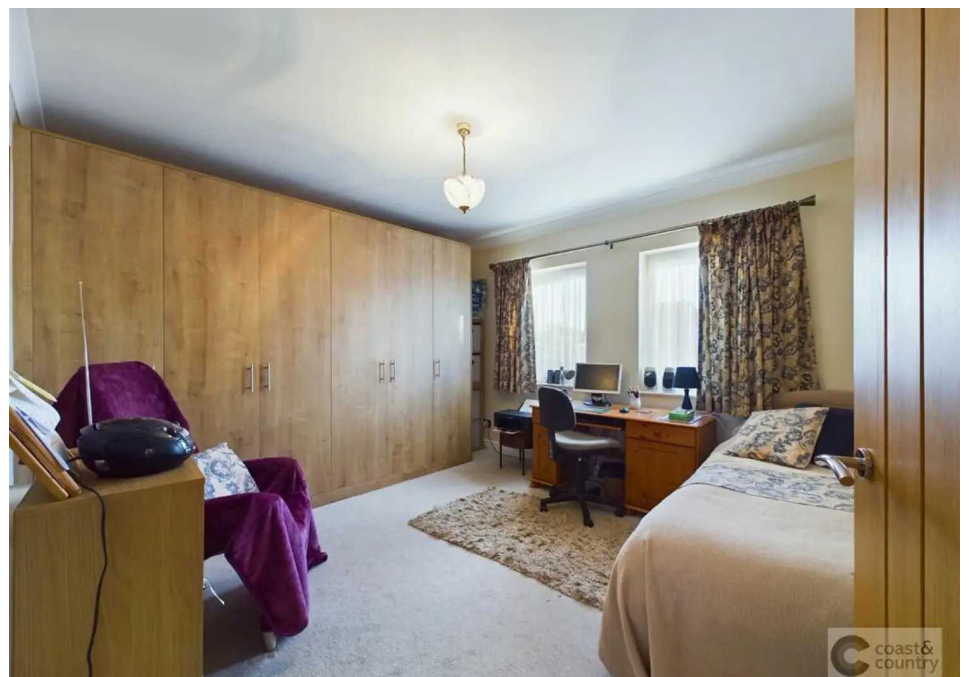
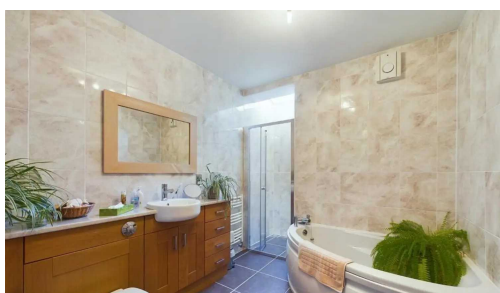
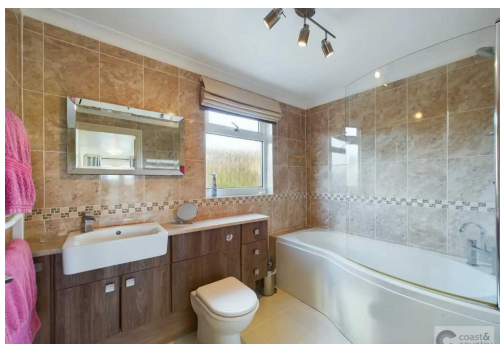
Tenure: Freehold

Council Tax Band F: £3,395.11 per year

Mains Services: Gas, Electric & Water

Broadband Speed - Ultrafast 1000 Mbps (According to OFCOM)

Energy Performance Rating: C



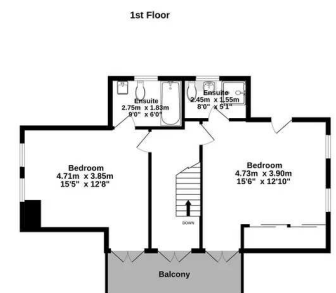
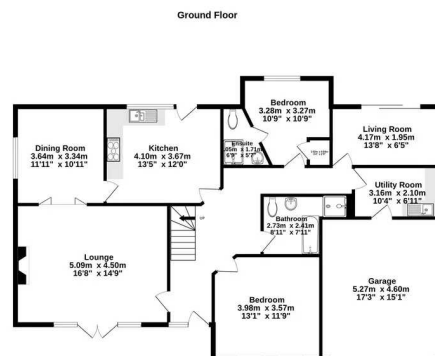
MEASUREMENTS: Lounge 16' 8" x 14' 9" (5.09m x 4.5m), Dining Room 11' 11" x 10' 11" (3.64m x 3.34m), Kitchen 13' 5" x 12' (4.1m x 3.67m), Bedroom 13' 1" x 11' 9" (3.98m x 3.57m), Bedroom 10' 9" x 10' 9" (3.28m x 3.27m), En Suite 6' 9" x 5' 7" (2/05m x 1.71m), Bathroom 8' 11" x 7' 11" (2.73m x 2.41m), Living Room 13' 8" x 6' 5" (4.17m x 1.95m), Utility/Kitchen 10' 4" x 6' 11" (3.16m x 2.1m)

FIRST FLOOR: Bedroom 15' 6" x 12' 10" (4.73m x 3.9m), En Suite Shower Room 8' x 5' 1" (2.45m x 1.6=55m), Bedroom 15' 5" x 12' 8" (4.71m x 3.85m), En Suite Bathroom 9' x 6' (2.75m x 1.83m)

GARAGE 17' 3" x 15' 1" (5.27m x 4.6m)



Bishopsteignton is a highly desirable estuary village with an excellent community feel crowned the best place to live in Devon by the Sunday Times. With many local amenities including a primary school, pubs, churches, pharmacy, local brewery, post office, general stores and small hotel. Newton Abbot is accessible within approx 4 miles and offers further amenities including schooling, shopping and leisure facilities. The coastal town of Teignmouth is 2 miles to the east.



TOTAL FLOOR AREA : 199.5 sq.m. (2148 sq.ft.) approx.
 Whilst 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, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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