



## 44 Shoreside, Shaldon, TQ14 0BP

£725,000 Freehold

Detached House on Prestigious Waterside Development • Three Bedrooms • Downstairs WC • Lounge With French Doors to Garden • Kitchen/Dining Room • Separate Utility • Master Bedroom En Suite • Family Bathroom • Enclosed Low Maintenance Rear Garden • Parking & Detached Garage

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Built circa 2003/2004, Shoreside is an exclusive award-winning development of waterside properties located in the sought-after village of Shaldon. The cul-de-sac development is accessed from Bridge Road with a communal central green and also direct access to the promenade overlooking the Teign estuary. This property offers superb potential for a second/holiday home or a permanent waterside residence in a very sought after location.

Stepping into the entrance hallway, there are doors off to the kitchen, lounge and downstairs WC and stairs ascend to the first floor. The lounge is double aspect and a generous size with a bay window overlooking the front and French Doors leading out to the rear garden. There is an attractive feature fireplace housing an electric fire.

The kitchen/diner, a triple aspect room with windows to the front, side and rear, offers ample dining space for a table and chairs and the kitchen, with ceiling spotlights, is fitted with a range of wall and base units incorporating drawer space, with worktop and tiled splash backs. There is an integrated electric oven, grill and microwave and a four ring gas hob with extractor above.

In addition, there is an integrated under counter fridge and freezer and dishwasher. A door opens to the separate useful utility, which has the same units with worktop, an additional sink and an integrated washing machine/dryer. The Glow Worm boiler is mounted on the wall and a door from the utility leads out to the rear garden. There is a useful downstairs WC with pedestal wash hand basin, overhead storage cupboard and extractor. Ascending the stairs, a window floods the landing with light and there is a useful storage cupboard with shelving. There is access to the loft space and doors off to the bedrooms and family bathroom. Two bedrooms with fitted bedroom furniture overlook the front of the property. One of these bedrooms enjoys an en suite shower room fitted with ceiling spotlights, shower cubicle, pedestal wash hand basin and low level WC. There is a window to the front, light and shaver point, heated towel rail and extractor. A further bedroom overlooks the side and rear. The family bathroom, with ceiling spotlights, has a window to the rear and comprises bath with shower above and screen, pedestal wash hand basin and low level WC. There is a heated towel rail, light and shaver point and extractor.



The front of the property is enclosed by low wall boundary with attractive wrought iron decorative railing. There are areas of loose stone with decorative plants. Two wrought iron gates open to the front - one leading to the front door and the other to a private paved area to the side of the property suitable for garden furniture.

The rear garden is low maintenance and enclosed by wall boundary. Paved areas provide plentiful room for garden furniture and there is outside power points, outside lighting and an outside tap. A gate opens accessing the detached garage sited just behind the rear garden.



Tenure: Freehold

Council Tax Band E - £3,000.15 per year

Mains Services - Gas, Electric & Water all connected



## MEASUREMENTS:

Lounge 23' 1" x 11' 8" (7.03m x 3.56m),

Kitchen/Dining Room 21' 6" x 8' 4" (6.56m x 2.54m),

WC 6' 7" x 4' 4" (2m x 1.32m),

Utility 7' 5" x 6' 11" (2.25m x 2.11m),

Bedroom 13' 9" x 13' 2" (4.18m x 4.02m),

Bedroom 13' 9" x 11' 9" (4.16m x 3.59m),

Bedroom 9' 11" x 9' 3" (3.03m x 2.82m),

Bathroom 8' 1" x 7' 5" (2.47m x 2.25m)



Shaldon is a very sought-after village at the mouth of the river Teign and offers superb coastal living. With an active community there are many clubs, water sports, day-to-day shops and amenities on hand. The nearby seaside town of Teignmouth offers a further range of shops and facilities.

