



## 34 Newton Road, Bishopsteignton

Offers over £500,000 Freehold

Spacious Detached House • Five Bedrooms • Open Kitchen/Dining Area • Lounge with Log Burner & Bay Window • Family Bathroom, Shower Room and Downstairs WC • Playroom/Study and Two Utility Rooms • Few Minutes Walk to The Village via Side Path • Garage Converted to Store Rooms and Parking for Three Cars • Lovely Enclosed Gardens to the Side & Rear • EPC - C

### Contact Us...

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the key to your home





'Tideways' is a lovely elegant family house with easy access out to the main routes to Teignmouth, Torquay and Newton Abbot and also benefitting from being situated alongside a footpath within a few minutes walk of the village of Bishopsteignton so it also enjoys being within the village community.

Stepping in to this attractive detached property you enter a welcoming reception hall with a downstairs WC. The lounge features a fireplace with a log burning stove and a charming front-facing bay window with panoramic estuary views. The double aspect family kitchen/dining room, with timber flooring and French doors to the rear garden, is fitted with a range of base and wall mounted units and corresponding kitchen island, tiled splashbacks, laminate work surface and sink unit with mixer tap, integrated gas hob and double oven with microwave over, dishwasher, washing machine, fridge and freezer and access to the utility room where the boiler is situated. Extending from the dining area, there is a useful study/playroom with a courtesy door to the garage/utility room and access to the rear gardens.

Ascending to the first floor there is a spacious landing leading to the five bedrooms, shower room and family bathroom. Bedroom one has fitted wardrobe/storage units with views overlooking the front aspect with peeps of the estuary and surrounding area, which can also been seen from bedrooms three and five. Bedroom two and four have windows facing the rear towards the enclosed gardens and village landscape. The luxurious family bathroom comprises a Whirlpool bath, wall mounted wash hand basin with vanity units beneath, low level WC with encased cistern and chrome heated towel rail. There is also a modern shower room fitted with a rainfall shower, chrome heated towel rail and additional wash hand basin and WC.

The property has double glazing, solar PV panels and gas central heating.



To the rear of the property there is a level lawned area, brick-built storage shed, walled and recessed flower beds and a brick paved patio with raised decking. The brick paving meets the secluded lawn to the side of the property which extends to the side access gate.

#### MEASUREMENTS:

Lounge 15'11" x 14'10" (4.85m x 4.51m), Kitchen/Dining Room 21'4" x 15'7" (6.50m x 4.75m), Playroom/Study 9'4" x 7'5" (2.85m x 2.26m), Bedroom 12'10" x 12'4" (3.90m x 3.76m), Bedroom 12'4" x 11'8" (3.76m x 3.56m), Bedroom 12'0" x 10'7" (3.65m x 3.23m), Bedroom 9'4" x 9'4" (2.85m x 2.83m), Bedroom/Study 8'7" x 8'6" (2.61m x 2.59m), Bathroom 8'6" x 7'3" (2.59m x 2.20m), Shower Room 8'6" x 5'7" (3.65m x 1.7m) Utility Room 5'7" x 3'10" (1.71m x 1.18m), Garage 16'3" x 12'0" (4.95m x 3.65m)



Tenure - Freehold

Council Tax Band - E **£2872.78 per annum**

Mains Services - Gas, Water and Electric

Broadband Speed- Ultrafast  
1000Mbps (According to OFCOM)

EPC - C





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 approximately 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 and once again offers schooling, shops and also sandy beaches with a pier and an 18-hole golf course. Mainline rail services are available in both Newton Abbot and Teignmouth. The A380 dual carriageway linking Torbay to the south with Exeter and the M5 to the north is accessible within approximately 2 miles of the village.



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**TOTAL FLOOR AREA : 154.6 sq.m. (1665 sq.ft.) approx.**  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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