

## Salcombe Chine Teignmouth Road, Bishopsteignton

£750,000 Freehold

Detached House in Prime Location • Countryside & Estuary Views • Four Bedrooms, Bathroom & Shower Room • Lounge with arch to Dining Room • Additional Versatile Sitting Room at Driveway Level • Modern Kitchen • Large South Facing Front Terrace with Wonderful Estuary Views • Extensive Front & Rear Gardens including Orchard and Woodland • Sweeping Driveway and Double Garage • EPC - E

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Entering the property from the front steps and terrace you enter a good sized reception hallway with stairs to the top floor, a cloaks cupboard and a cupboard housing the boiler. Doors lead to the living room, two bedrooms and bathroom. The living room has windows and patio doors to the front terrace and panoramic south facing estuary views. There is a fireplace with log burner and corner spiral stairs down to the lower floor reception room. An archway leads to the dining area with a window to the side and which leads round to the kitchen. The kitchen has a rear aspect and comprises cream base and wall mounted units with worktops matching the breakfast bar and a stainless steel sink unit, Belling range cooker with extractor hood over, integral dishwasher and freezer, space for a fridge/freezer, tiled splashbacks and ceiling spotlights. A door leads to a utility room with stainless steel sink unit, plumbing for a washing machine, worktops, window to the rear and partly glazed door to the side.

There are two double bedrooms on this entrance level, one with sliding doors out to the front facing terrace with wonderful estuary views and built in wardrobes and the other bedroom with windows to the side and rear and a built in cupboard.

The main bathroom is also on this entrance level with a four piece white suite comprising panelled bath, corner shower cubicle, wash hand basin and low level flush WC. There are two obscure glazed windows to the rear, tiled walls, a ladder radiator and an airing cupboard. On the top floor there are two further bedrooms and a shower room, all leading off a landing. Both bedrooms have windows to the front with magnificent estuary views, one with a built in cupboard and the other with built in wardrobes and drawers and cupboard in to the eaves. The shower room comprises shower cubicle, pedestal wash hand basin, WC and frosted glazed windows to the rear.

The second sitting room is at the lower level, level to the driveway with doors from the driveway so it could be used for a number of purposes. It has an electric fire and panel heater, spotlights, meter cupboard and a spiral staircase up to the the main living room.

All the windows and doors are uPVC double glazed and the heating is gas warm air vented heating.



#### MEASUREMENTS:

Living Room 20'0" x 12'0" (6.09m x 3.67m), Kitchen/Breakfast Room 10'6" x 13'6" (3.19m x 5.63m), Dining Room 7'11" x 11'3" (2.42m x 3.44m), Bedroom 11'5" x 11'11" (3.47m x 3.62m), Bedroom 16'10" x 12'9" (5.13m x 3.88m), Bedroom 16'2" x 12'9" (4.93m x 3.88m), Bedroom 13'1" x 9'11" (3.98m x 3.03m), Bathroom 10'7" x 5'10" (3.19m x 1.53m), Utility Room 6'2" x 7'3" (1.87m x 2.21m), Balcony 45'10" x 21'11" (13.97m x 6.69m)

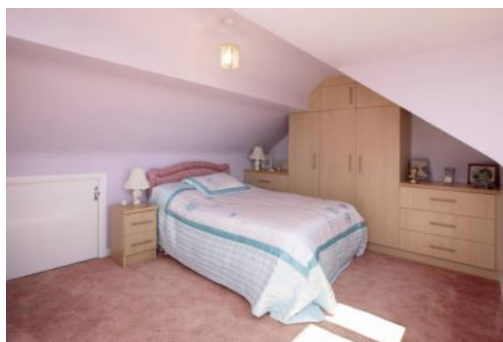


Tenure - Freehold

Mains Services - Gas, Electric and water. Septic tank.

Council Tax Band F - **£3737.29 per annum**

Broadband - Ultrafast 1000Mbps (According to OFCOM)





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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