



## 11 The Homeyards, Shaldon

£440,000 Freehold

Beautifully Presented End of Terrace Cottage • Outstanding Estuary and Coastal Views • Sitting Room with Bay Window and Feature Fireplace • Two Double Bedrooms and Study/Third Bedroom • Attractive Kitchen/Diner with Good Quality Integrated Appliances • Stylish Family Bathroom/WC and Downstairs WC • Lovely Decked Terrace, Gardens and Outside Store/Workshop • Elevated Position in a Lovely Row of Charming Cottages • Short Walk to Village Centre and Nearby Beaches • EPC - E

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the key to your home





An immaculate end of terrace cottage in the sought after estuary village of Shaldon, with superb estuary views, beautifully presented and refurbished to a high standard.

Upon entering the property, you step in to an entrance vestibule which leads to the sitting room and rising stairs. The sitting room has a large bay window, allowing plenty of light and affording views of the Teign Estuary, Teignmouth and out to sea. Set within the bay recess there is a deep window seat with useful storage beneath and feature lighting. A fireplace with a stone hearth has a feature heavy timber beam over. There is a blocked off gas fire point and currently a freestanding electric fire in place. The kitchen/dining room, with a rear aspect, is a particularly stylish space and is fitted with a range of base and wall mounted units, marble style composite countertops with an undermounted "Capel" sink unit with mixer tap and drainer, and tiled splashbacks. Integrated appliances include a five-ring gas hob with Zanussi filter over and a double Zanussi oven beneath. There is space and a recess for a large American-style fridge freezer, a built in dishwasher and built in Zanussi washing machine. The dining area provides space for table and chairs and folding oak doors open to a good-sized understairs walk-in pantry with spotlights and an oak panelled stable door leads out to the rear and a further folding door leads to a lobby area leading to the useful downstairs WC with a window to the rear, WC and vanity unit with small wash hand basin.

The downstairs study can also be used as a third bedroom and has windows to the side and front, so superb views. Karndean flooring is featured throughout the ground level.

Stairs ascend to the first floor landing which features oak doors to the two bedrooms and family bathroom. Bedroom one is a particularly lovely room with double French doors to a Juliet balcony with louvre shutters and wonderful estuary views. There is a useful walk-in wardrobe and further ample cupboard, both fitted with lighting. Bedroom two has a window to the rear, overlooking the rear gardens, village allotments and woodland beyond. There is loft access from this room with a pull down ladder. Both bedrooms are hard-wired for TV/internet. The stylish family bathroom comprises a four piece suite with deep panelled bath, a feature "Imperial Bathroom Company" wash hand basin, curved shower cubicle with dual shower heads and controls and lighting and a WC. There is a vintage style heated towel rail and a rear facing window overlooking the rear gardens and woodlands beyond.

There is uPVC double glazing, spotlighting, louvre shutters and central heating.

MEASUREMENTS: Sitting Room 13'11" x 11'1" (4.3m x 3.4m), Kitchen/Diner 18'1" x 9'11" (5.5m x 3.0m), Bedroom 11'2" x 11'1" (3.4m x 3.4m), Bedroom 12'10" x 7'3" (3.9m x 2.2m), Bathroom 9'4" x 5'10" (2.9m x 1.8m), Study 11'3" x 6'4" (3.4m x 1.9m)

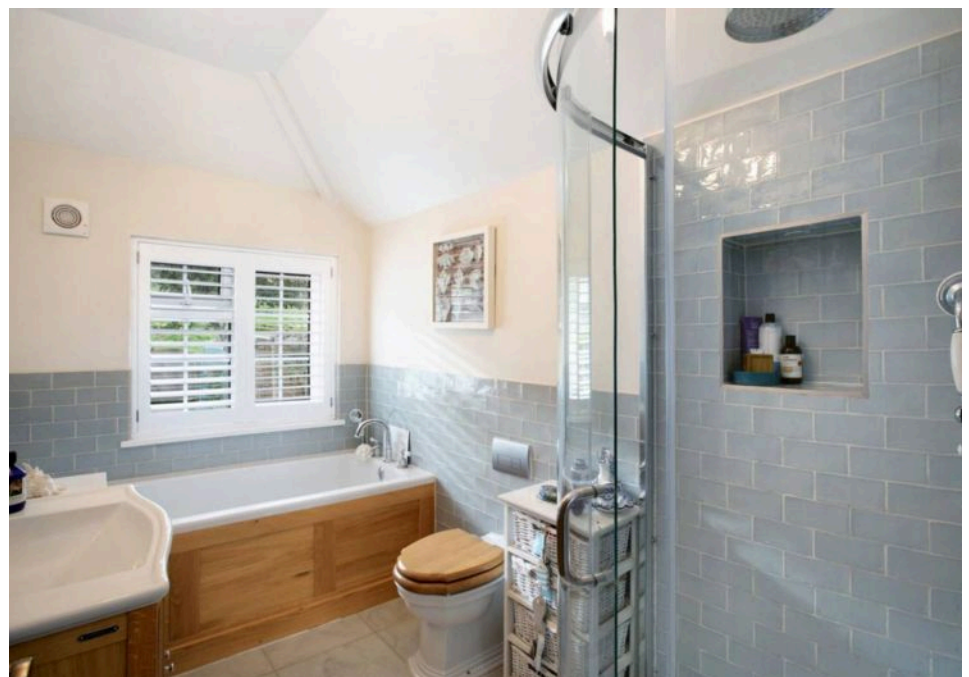
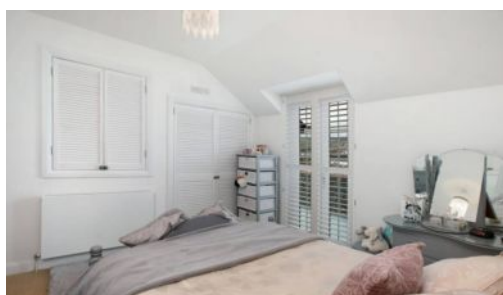


Tenure - Freehold

Mains Services - Gas, Electric and Water

Council Tax Band D - **£2,454.67 per annum**

Broadband - Ultrafast 1000Mbps (According to OFCOM)





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. Newton Abbot is approximately 5 miles distant with mainline rail connection for London Paddington and the A380 for Exeter, M5 and beyond.



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