



Southleigh, Newton Road

£850,000 Freehold

Panoramic Estuary Views • Four Bedrooms & Study • Potential To Create Further Bedrooms • Good Size Lounge & Separate Dining Room • Extended Kitchen/Breakfast Room & Utility • Master Bedroom with En-Suite • Shower Room, Bathroom & Two Separate WCs • Garage and Driveway • Lovely Sun Terrace & Gardens • EPC – E

Contact Us...

01626 815815

teignmouthsales@chamberlains.co

6 Wellington Street
Teignmouth
TQ14 8HH

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A beautifully maintained south facing four bedroom detached dormer bungalow with stunning panoramic views of the Teign Estuary, situated on a private road. A paved path and steps lead to a terrace with further steps to a sliding double glazed door into the entrance porch. Another glazed door leads into the good size entrance hall with direct access out onto the rear garden, stairs rising to the upper floor and doors off to the principle rooms.

The lounge is a stunning room with an amazing panoramic view of the Teign Estuary extending from the sea to its upper reaches from a large double glazed bay window. The dining room has another stunning estuary view through the double glazed bay window. The extended kitchen/breakfast room is fitted with a range of wall and base mounted units, two eye level ovens, electric hob, island storage/worksurface, ample space for table and chairs, window to the front aspect and a skylight which makes the room extremely bright. Patio doors lead to the sun terrace and a door leads to a utility room with space and plumbing for washing machine and space for fridge/freezer. There is a WC and a further door leads from the kitchen to the rear garden.

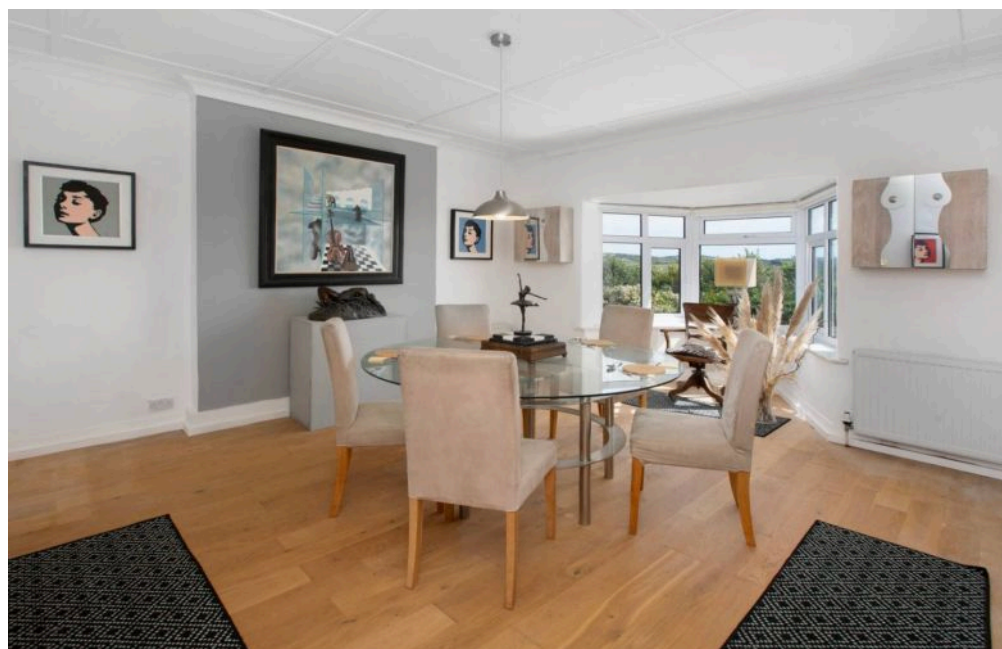
Off the hallway there are several storage cupboards, one of which houses the hot water tank. There are two good size downstairs double bedrooms, the larger is a dual aspect room with lovely views and storage cupboards, the other has a double glazed window to the side aspect and a storage cupboard. The shower room has a low level WC, pedestal wash hand basin, shower cubicle and a heated towel rail. There is a study with a window to the rear and a further separate WC and bathroom on this level.

Ascending the stairs to the landing there is a window to the rear and two further bedrooms. The main bedroom affords spectacular estuary views and has an en-suite comprising double walk in shower cubicle, pedestal wash hand basin and low level WC. The other bedroom has a double glazed window to the rear aspect. There is a useful room that could be used as an office with a door leading to a huge attic space that could be transformed into further accommodation (subject to the relevant planning permissions). There is also another door off the landing which leads to even more attic space which, again, has loads of potential.

The property has double glazing and central heating radiators (oil).

To the front of the property there is a great south facing sun terrace running the whole length of the property. There is a driveway for several cars and access to the rear garden.

To the rear of the property there is a pleasant patio area with shrubs surrounding the lawned area. There is power and an outside tap.



MEASUREMENTS:

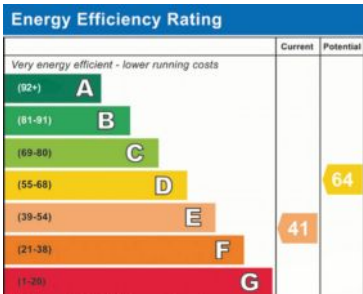
Sitting Room 6.60m x 5.77m (21'08" x 18'11"), Dining Room 5.32m x 4.20m (17'05" x 13'09"), Kitchen/Breakfast Room 6.20m x 4.90m (20'04" x 16'01"), Bedroom 5.47m x 4.30m (17'11" x 14'01"), Bedroom 4.52m x 3.96m (14'10" x 13'00"), Bedroom 4.80m x 3.61m (15'09" x 11'10"), Bedroom 2.41m x 2.41m (7'11" x 7'11"), Study 2.44m x 2.31m (8'00" x 7'07"), Attic Space One 8.38m x 7.75m (27'06" x 25'05"), Attic Space Two 8.09m x 4.73m (26'07" x 15'06").



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.



Council Tax Band- G (£4106.10 per annum)
 Mains Services- Electric and water.
 Broadband Speed- Ultrafast 1000 Mbps (According to OFCOM)



TOTAL FLOOR AREA : 365.9 sq.m. (3938 sq.ft.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms 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 in conjunction with any prospective purchase. 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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