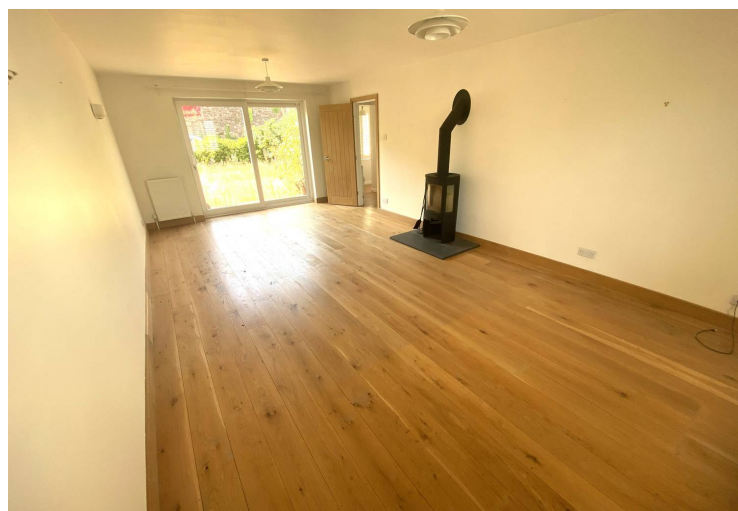




12 Ringmore Road, Shaldon

£625,000 Freehold

Well Presented Detached House • Short Level Walk from Shaldon Village Centre • Three Double Bedrooms • Spacious Living Room • Open Plan Kitchen/Dining Room • Modern Shower Room/WC & Downstairs WC • Enclosed Level Front & Rear Gardens • Ample Driveway Parking • Double Garage • EPC – C

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Upon entering the property, the entrance hallway leads to the living room, kitchen/dining room and downstairs WC. Stairs rise to the first floor with a storage cupboard underneath the stairs with space for coats and shoes and housing the fuse board and electric meter. The living room is a spacious room with a woodburning stove, patio doors leading out to the front garden and a window overlooking the rear. The open plan kitchen/dining room has been fitted to a high standard and is equipped with integrated appliances. The kitchen comprises wall and base units, stainless steel sink and drainer with mixer tap above, integrated fridge/freezer, dishwasher, double oven, four ring electric hob with extractor hood over and an obscured uPVC window facing the side aspect. The dining room has plenty of space for a dining table and seating, with a door leading out to the rear garden and skylight above allowing for plenty of natural light. The downstairs WC comprises obscure uPVC window, low level WC and wall mounted wash hand basin.

Ascending the stairs there are two windows, both overlooking the side aspect. The first floor landing leads to the shower room and three double bedrooms and there is a storage cupboard with shelving and housing the Worcester boiler and access to the loft via a hatch above the doorway to the shower room. The bedrooms are all great sized doubles, with bedroom one having the benefit of built in wardrobes and a window overlooking the front garden. Bedrooms two and three both have windows overlooking the rear garden and views towards Teignmouth. The shower room has been fitted to a high standard and comprises shower cubicle, WC, wash hand basin with mirror above, heated towel rail and obscured uPVC window to the front.

Level front garden comprising level lawn, paved patio area with access into the living room and multiple apple trees with pathways leading to the rear garden on either side of the house.

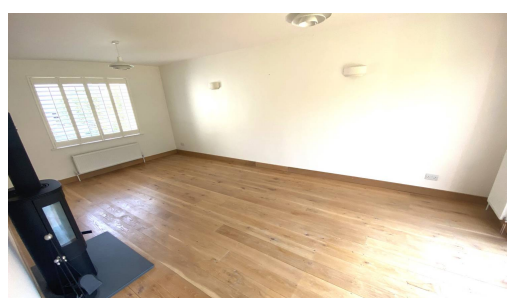
Level rear garden with lawned area, flower beds and access for a vehicle through the double gates and onto the gravelled driveway. There is also access into the garage through a courtesy door at the rear.



Tenure: Freehold
Council Tax Band **F** - **£3,721.13 per annum**

Mains Services: Electric, Gas and Water all connected.

Broadband Speed - Ultrafast 1000 Mbps (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.



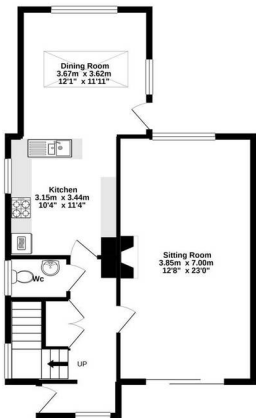
MEASUREMENTS: Living Room 12'8" x 23'0" (3.85m x 7.0m), Kitchen 10'4" x 11'4" (3.15m x 3.44m), Dining Room 12'1" x 11'11" (3.67m x 3.62m), Bedroom 10'4" x 11'4" (3.15m x 3.44m), Bedroom 12'8" x 11'3" (3.85m x 3.44m), Bedroom 12'8" x 11'8" (3.85m x 3.56m), Garage 25'4" x 20'3" (7.72m x 6.17m)



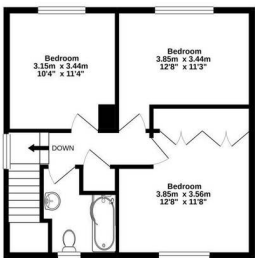
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	71	82
(39-54) E		
(21-38) F		
(1-20) G		

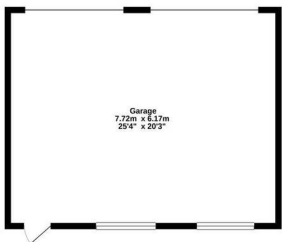
Ground Floor
63.4 sq.m. (683 sq.ft.) approx.



1st Floor
48.7 sq.m. (524 sq.ft.) approx.



Garage
47.6 sq.m. (513 sq.ft.) approx.



TOTAL FLOOR AREA : 159.8 sq.m. (1720 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 as such by any prospective purchaser. 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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