



## Bishopsteignton

4x  2x 

ENERGY RATING  
D65

- Video Walk-through Available
- Stunning Estuary Views
- Beautifully-Presented Detached House
- 4 Double Bedrooms
- Modern Kitchen and Separate Utility
- 2 Bath/Shower Rooms
- Garage and Off Road Parking
- Useful Cellar and Loft Rooms
- Terraced Gardens
- Sought-After Village

**Guide Price:**  
**£700,000**  
FREEHOLD

50 Teign View Road, Bishopsteignton, Teignmouth, TQ14 9SZ



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Boasting a desirable village location with picturesque views, this beautifully presented detached 1930s home offers spacious and flexible living, perfect for families seeking comfort and convenience. Benefitting from a generous garden, a garage, three off road parking space, and proximity to local amenities, this property combines relaxed living with everyday practicality.

Much sought-after Teign View Road, Bishopsteignton, provides an excellent balance of tranquil surroundings and easy access to local facilities. Residents benefit from convenient transport links and nearby services, making it an ideal place to call home.

### The Accommodation:

Step inside and you will find a welcoming entrance that is the large kitchen/diner with central island, integrated dishwasher, electric oven, built-in microwave, induction hob, ample worktop space and storage. The kitchen offers ample space for both formal entertaining and relaxed family gatherings. From the kitchen is the conservatory which has two bi-fold windows creating a bright and airy layout that makes the most of those fabulous estuary views. The living room too has direct access into the conservatory and is a cosy space with log burner as its centre piece. Also on the ground floor is the fourth double bedroom – ideal for any family members who prefer lateral living – but which could also make a wonderful home office space if desired, if those wonderful views don't prove too much of a distraction! This floor is also home to a full family shower room with walk-in shower, and a rear hallway connects the kitchen to a generous and useful utility room.

Upstairs, you will find three further generously sized double bedrooms, providing comfortable private spaces for everyone. The Master bedroom enjoys its own walk-in wardrobe and breath-taking views over the fields to the river beyond. The upstairs also features a well-maintained bathroom, ensuring convenience for the household. There is also a pull-down ladder to the loft in the hallway which has been fully boarded and has two Velux

windows installed making it a very usable space. The property is fully gas central heated and double-glazed.

### Outside:

The property benefits from a well-maintained garden set over several different levels and has a large levelled lawned area at the very rear of the property. Offering plenty of room for outdoor activities, gardening, or simply enjoying the fresh air. A spacious patio area provides the perfect spot for alfresco dining and entertaining which is to the front of the property and enjoys incredible views. Accessed from outside is a cellar/store/workshop room underneath the property with power and light.

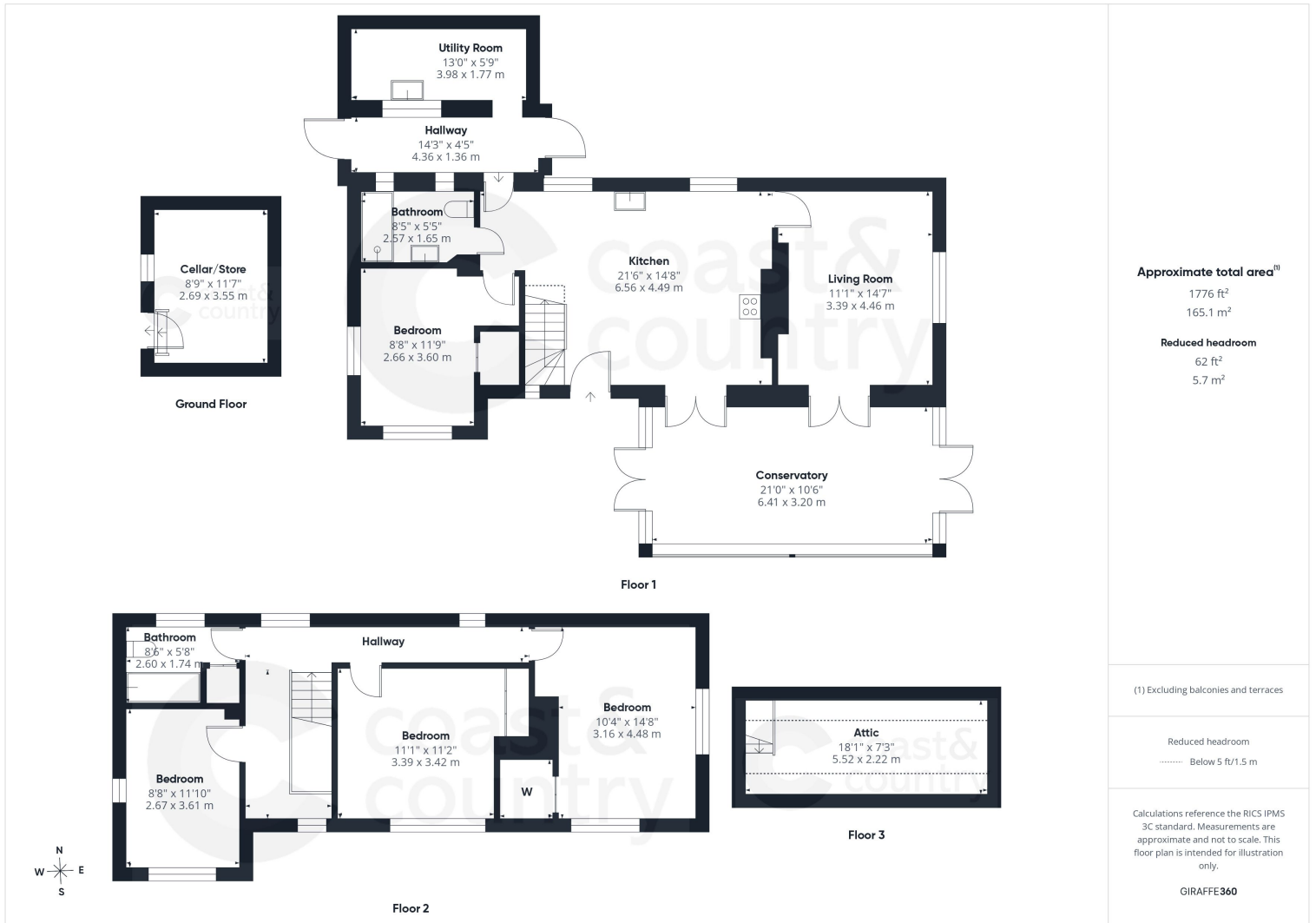
### Parking:

A single garage provides secure parking and additional storage solutions along with three off road parking spaces.

### Directions:

From the Penn Inn roundabout at Newton Abbot take the A380 dual carriageway Exeter bound. Take the first exit and at the roundabout follow signs for Bishopsteignton A381. After about a mile turn left into Forder Lane. Take the 5th left into Murley Crescent. At the top of the hill turn right on Teign View Road and the property can be seen immediately on the left.





**Agents Notes:**

Council Tax: Currently Band F

Tenure: Freehold

Mains water. Mains drainage. Mains gas. Mains electricity.

Broadband – FTTC available.

There is no HETAS certificate in place for the log burner.

Floor Plans - For Illustrative Purposes Only

**Energy Performance Certificate:**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Disclaimer: Any information provided is purely a guide and is non-contractual. Although every effort is made to ensure accuracy, we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes ± 0.1m. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.