

29 Cockhaven Road, Bishopsteignton

£650,000 Freehold

Four Bedroom Detached House • Large Family Kitchen/Dining Room • Separate Front Lounge • Modern Family Bathroom, En-Suite & Downstairs WC • Utility Room • Estuary Views • Large South Easterly Facing Gardens • Double Length Garage With Internal Access • Ample Driveway Parking • EPC - C

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A stylish and beautifully presented detached home situated in a highly sought after location in Bishopsteignton, boasting countless attractive features throughout the property. There are four great sized bedrooms and a large garage with the potential to be converted to a fifth bedroom or annexe. The modern kitchen/diner has French doors which lead out to a decking area and then on to a large level lawn, perfect for enjoying the sun throughout the day. Upon entering the property through the timber framed porch, the entrance hallway leads to the lounge, kitchen/diner and internal access to the garage. Stairs rise to the first floor with understairs storage. The lounge is bright and spacious with a large bay window which overlooks the front of the property and a fireplace recess for an electric fire. The modern open plan kitchen/diner, overlooking the rear, is well equipped with integrated high end appliances and finished to a high standard. It is fitted with a range of wall and base mounted units, a combi oven and electric oven/grill, a five ring induction hob, integrated fridge/freezer and dishwasher. The dining area has plenty of space for a dining table and seating, exposed brick fireplace with wood burning stove and French doors and windows to the rear garden.

There is a utility room with stainless steel sink, space for a washing machine and side door, and further door with access to the downstairs WC.

The first floor landing has a side window with estuary view and a loft hatch with a pull down ladder, part boarded, with a Velux window and light in the attic. The master bedroom is a great sized room with two built in wardrobes, large window overlooking the rear garden and offering views out towards Shaldon and the River. The en suite shower room is equipped with WC, wash hand basin, heated towel rail and obscure window which faces the front of the property. Bedroom two is a large double bedroom with built in wardrobe and a window to the rear overlooking the garden. Bedroom three is another large double bedroom which features a large bay window overlooking the front of the property offering plenty of natural light. Bedroom four is the smaller of the bedrooms and could be used as either a single bedroom or as a home office or study. The modern family bathroom comprises a large obscured uPVC window offering plenty of light, chrome heated towel rail, WC, wash hand basin and shower over bath.

There is central heating and double glazing.

Large south easterly facing garden to the rear of the property with large decked area with steps down to the lawn and pathway to the summerhouse, garden shed and wood storage area.

Ample off-street parking for up to four vehicles, access to the garage and garden is afforded off the driveway.

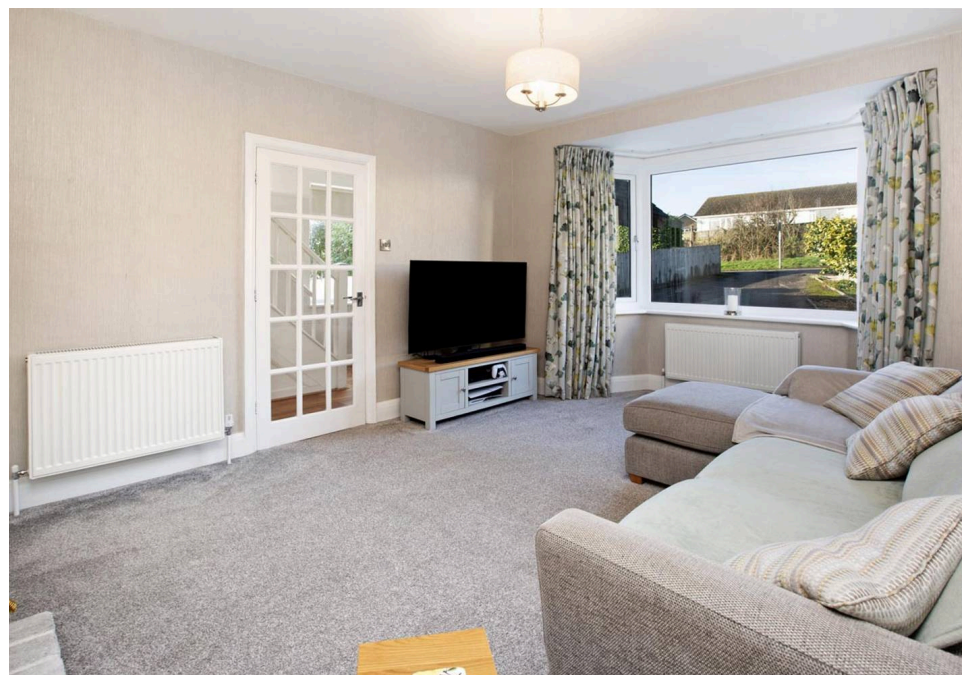
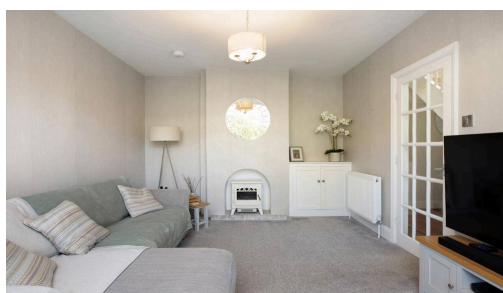


Tenure: Freehold

Council Tax Band E - **£3,312.45 per annum**

Mains Services: Electric, Gas and Water all connected.

Broadband Speed - Ultrafast 1000 Mbps (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, 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.

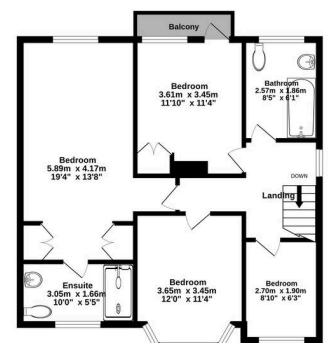
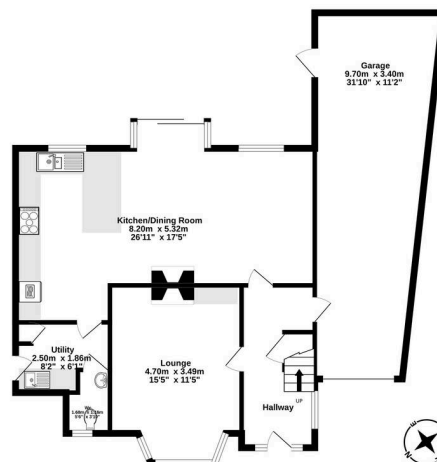


MEASUREMENTS: Lounge 15'5" x 11'5" (4.70m x 3.49m), Kitchen/Dining Room 26'11" x 17'5" (8.20m x 5.32m), Utility 8'2" x 6'1" (2.50m x 1.86m), WC 5'6" x 3'10" (1.68m x 1.16m), Bathroom 8'5" x 6'1" (2.57m x 1.86m), Bedroom 11'10" x 11'4", Bedroom 12'02" x 11'4" (3.65m x 3.45m), Bedroom 8'10" x 6'3" (2.70m x 1.90m), Bedroom 19'4" x 13'8" (5.89m x 4.17m), Ensuite 10'0" x 5'5" (3.05m x 1.66m), Garage 31'10" x 11'2" (9.70m x 3.40m)



Ground Floor
88.9 sq.m. (957 sq.ft.) approx.

1st Floor
61.5 sq.m. (662 sq.ft.) approx.



TOTAL FLOOR AREA : 150.4 sq.m. (1619 sq.ft.) approx.

Whilst every effort has been made to ensure the accuracy of the figures 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 for 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs A (92+)	81
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G Not energy efficient - higher running costs	

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions A (82+)	77
(61-81) B	
(49-60) C	
(32-48) D	
(19-31) E	
(11-18) F	
(1-10) G Not environmentally friendly - higher CO ₂ emissions	

EU Directive 2002/91/EC

