



Bishopsteignton

2x  1x 

ENERGY RATING E50

- Video Walk-through Available
- Charming Character Cottage
- 2 Bedrooms
- Lounge/Diner With Multi-Fuel Stove
- Modern Kitchen & Utility Room
- Contemporary Shower Room
- Cottage-Style Garden & Raised Deck
- Driveway Parking & EV Charging Point
- Tasteful Period Features
- Stunning Panoramic Views

Guide Price:
£375,000
FREEHOLD

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



1000s of homes sold in Teignbridge

78 Queen Street, Newton Abbot, Devon, TQ12 2ER

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A charming character cottage situated in this highly desirable River Teign village enjoying lovely estuary and rural views. The cottage has been sympathetically modernised yet retains many period features including exposed beams and wood burning stove. The well-presented accommodation comprises two bedrooms, lounge/dining room, a modern kitchen and shower room and a utility/entrance. Gas central heating and double glazing are installed and outside there is a tiered rear garden with stunning views of The River Teign and countryside beyond and off-road parking for two/three cars. This charming cottage will appeal to a wide range of buyers and viewings come highly recommended to appreciate the charm, character, location and accommodation on offer.

Bishopsteignton is a highly desirable village on the River Teign which lies midway between the seaside town of Teignmouth and the market town of Newton Abbot and offers a thriving community with a village shop, chemist, post office, parish church, a public house/hotel/restaurant, primary school and health centre. Some of the most beautiful parts of the Teignbridge countryside surround the village and its close proximity to the river and sea with their associated leisure pursuits make it a very popular village in which to live.

The Accommodation:

A composite, part obscure, double-glazed entrance door leads to the utility/hallway with a range of wall and base cupboards, work surfaces, plumbing for washing machine, cupboard housing wall mounted gas boiler, uPVC part obscure, double-glazed door to outside and door leading into the lounge/dining room with beamed ceiling, feature fireplace, multi fuel burning stove and uPVC double-glazed window to front. The dining area has a uPVC double-glazed window to side and stairs to first floor with cupboard under. From the lounge area a wooden, part-glazed door leads to the kitchen which was refitted in 2024 with a modern range of wall and base units with work surfaces, inset sink unit, built-in appliances include electric oven, gas hob with extractor hood over, dishwasher and fridge freezer. The kitchen also has a vaulted ceiling with Velux window, composite, part-obscure double-glazed door to outside and double-glazed windows to side and front. Also, on the ground floor there is a modern shower room with corner shower cubicle, low-level WC, vanity wash basin, heated towel rail and Velux window.

Upstairs on the first floor the landing has access to loft and bedroom one has a uPVC double-glazed window to front enjoying superb views across The River Teign and countryside beyond and has a

recessed wardrobe area. Bedroom two has a uPVC double-glazed window to side.

Parking:

Outside to the front there is a driveway providing off road parking for two/three cars, EV charging point, storage area and wood store.

Gardens:

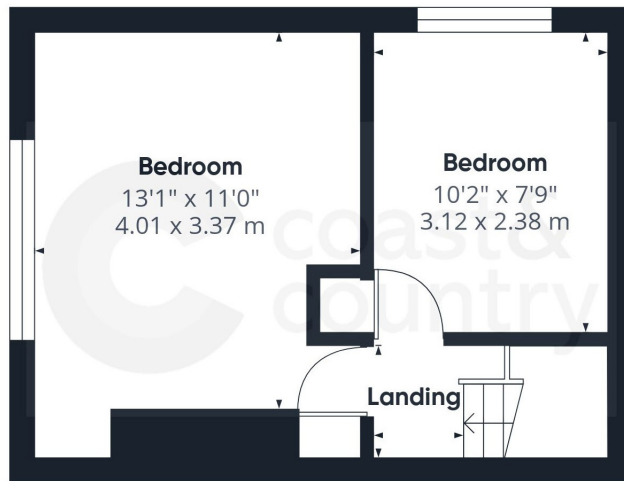
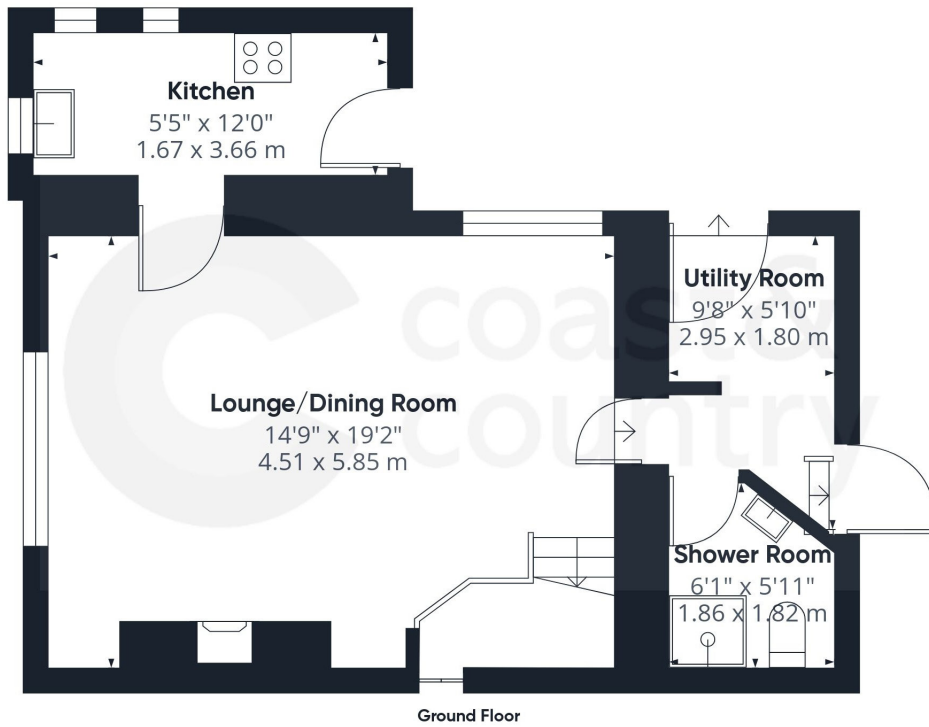
The rear garden is accessed via the utility room with steps leading to a cottage style garden with a variety of shrubs, small lawn, storage area and a raised deck perfect for enjoying the sun and alfresco dining as you take in the panoramic views over the village, across The River Teign and surrounding countryside.

Directions:

From the Penn Inn roundabout at Newton Abbot take the A380 Exeter bound. Take the first exit for Kingsteignton / Teignmouth. At the roundabout take the third exit for Bishopsteignton A381. Follow the road and take the first main turning on the left for Bishopsteignton into Forder Lane. Turn left into Murley Crescent and continue to the top, turn right into Teign View Road and turn left which is also Teign View Road and the property can be found on the left-hand side.



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Approximate total area

691 ft²
64.2 m²

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Agents Notes:

Council Tax: Currently Band C

Tenure: Freehold

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

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Floor Plans - For Illustrative Purposes Only

Disclaimer: Any information provided is purely a guide and is none 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 out 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 \pm 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. 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.