



9 Riverside, Shaldon
£750,000





9 Riverside

Shaldon

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: G

- AN ATTRACTIVE PERIOD PROPERTY SET IN ONE OF SHALDON'S MOST SOUGHT-AFTER WATERSIDE LOCATIONS
- SPACIOUS FREE FLOWING SITTING/DINING ROOM
- GALLEY-STYLE KITCHEN AND GROUND FLOOR SHOWER ROOM
- PRINCIPAL BEDROOM WITH BALCONY AND TWO FURTHER BEDROOMS
- MODERN BATHROOM AND SEPARATE WC
- COURTYARD, EXTERNAL STORE, PAVED TERRACE AND PARKING AREA
- TRULY BREATH-TAKING VIEWS TOWARDS THE ESTUARY AND BEYOND
- QUIET LOCATION YEAR ROUND, CLOSE BY SLIPWAY



An outstanding near waterside property with exceptional views towards the estuary and beyond. Free-flowing sitting/dining room, kitchen, three bedrooms (balcony to bedroom 1), bath and shower rooms. Courtyard, external store, terrace and parking. Exceptional views towards the estuary and beyond.

LOCATION

9 Riverside sits in one of the most desirable settings within ever popular Shaldon, quite literally a stone's throw from the sandy estuary beach. The village has a strong sense of community and nestles beautifully between the estuary beach and the pretty hills above. There are independent shops and cafes, a good selection of public houses and restaurants and a charming foot passenger ferry across to the seaside town of Teignmouth. Additional amenities include an Ofsted 'Outstanding' rated primary school, The Ness House Hotel and a bowling green surrounded by pretty cottages. There is a well supported annual regatta and water carnival as well as a rowing and sailing club. There is good walking on the south west coast path and the wonderful Ness Beach is accessed via a tunnel. The village even has a small zoo! Teignmouth is just over a mile away and has a lovely promenade with classic Georgian crescent and a range of education options including Trinity School, offering both private primary and secondary education. In addition there is a mainline rail link to London Paddington.

Description

9 Riverside sits in a highly prized location within the village. The property has a courtyard approach providing two parking spaces, with parking being at an absolute premium in this location. The accommodation comprises a free-flowing sitting/dining room with bay window enjoying fantastic views towards the estuary and beyond, there is a galley-style kitchen. To the first floor the principal bedroom enjoys truly breath-taking views towards the estuary and beyond and opens to a balcony,



being an excellent spot to enjoy the wonderful views and marine setting. There is a further bedroom at first floor level, as well as a modern bathroom with shower over the bath and a separate WC. To the upper floor there is a further large bedroom, with this being a dual-aspect space with outstanding views towards the estuary and beyond, as well as views towards the higher parts of Shaldon. Outside to the rear of the property there is a shared cobbled courtyard with a useful outside store. To the front there is the aforementioned paved parking area with an adjoining paved terrace providing a good seating area.

Accommodation

From the paved entrance terrace a panel and part glazed front door open to the...

ENTRANCE VESTIBULE

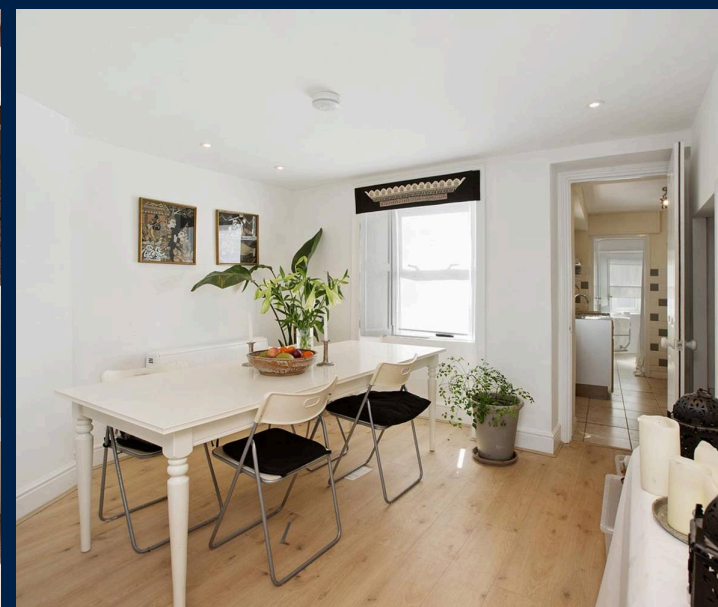
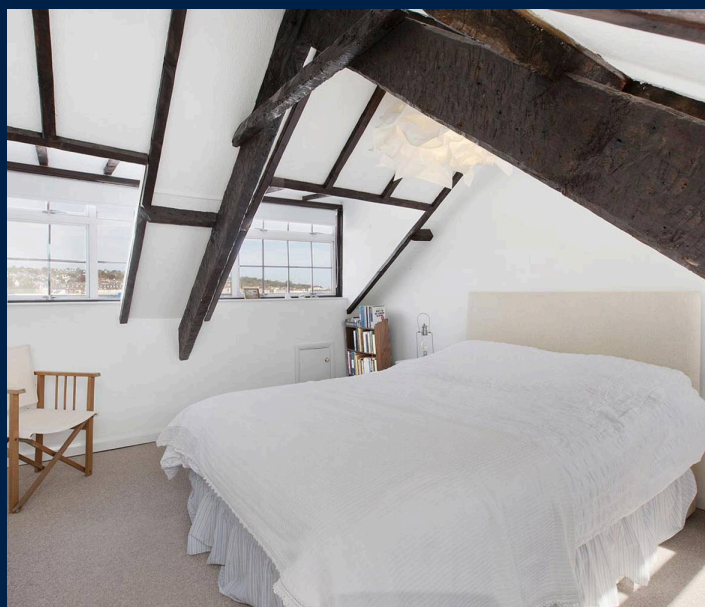
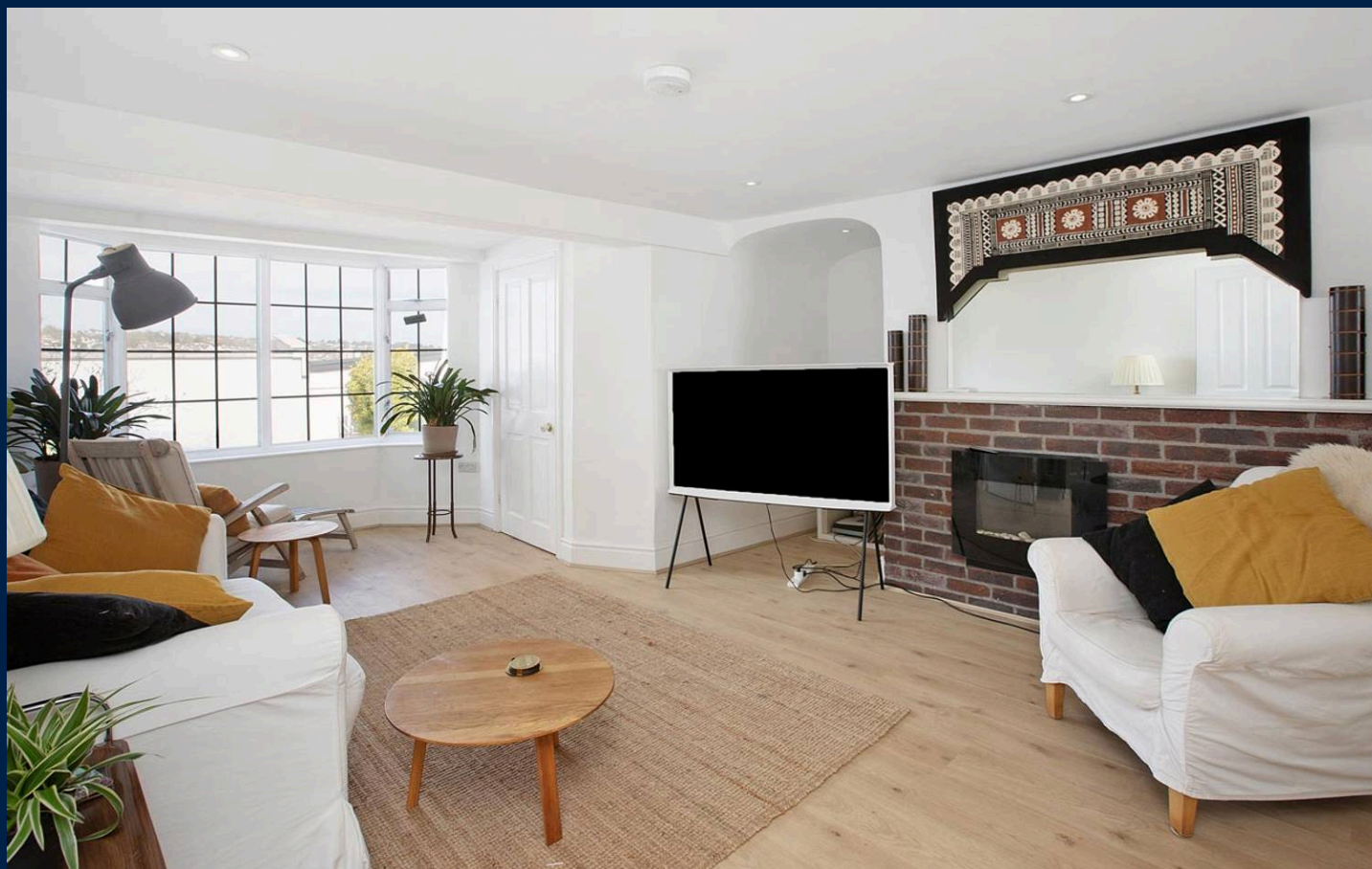
With coat hooks, electricity trip switches and meter. A panel inner door open to the...

SITTING ROOM/DINING ROOM

A free-flowing space with a front facing double glazed bay window having fantastic views towards the estuary and Teignmouth harbour beyond, as well as the hills above the town. Good quality LVT style flooring, two modern electric radiator and an arched alcove. There is also a feature fireplace with brickwork surround, a mantle over and a wall mounted electric fire. The dining area has an under stairs cupboard and a rear facing double glazed window overlooks the courtyard.

KITCHEN

A galley-style kitchen with a range of floor and wall mounted units comprising cupboards and drawers and areas of roll-edge timber effect work surface with tiled surround. Ceramic floor tiles, single drainer stainless steel sink unit with mixer tap, space and point for electric cooker with filter over, space for fridge,





side-facing uPVC double glazed window and a part-glazed stable door opens to the cobbled courtyard at the rear with an outside store and pedestrian access to Albion Street.

LOBBY AREA

With ceramic floor tiles and there is a large recess housing the modern pressurised hot water cylinder. There is also a uPVC opaque double-glazed window, shelf and water tap. A part opaque glazed door opens to the....

GROUND FLOOR SHOWER ROOM

With a uPVC opaque double-glazed window, full height tiling to walls and a three-piece suite comprising a tiled shower cubicle with shower having dual heads and dual controls, a WC and a wall mounted wash hand basin with mirror and shaver light above. Electric radiator/towel rail, wall mounted electric heater and medicine cabinet.

FIRST FLOOR LANDING

Split in two parts with the rear landing having a modern electric radiator and doors to...

BATHROOM

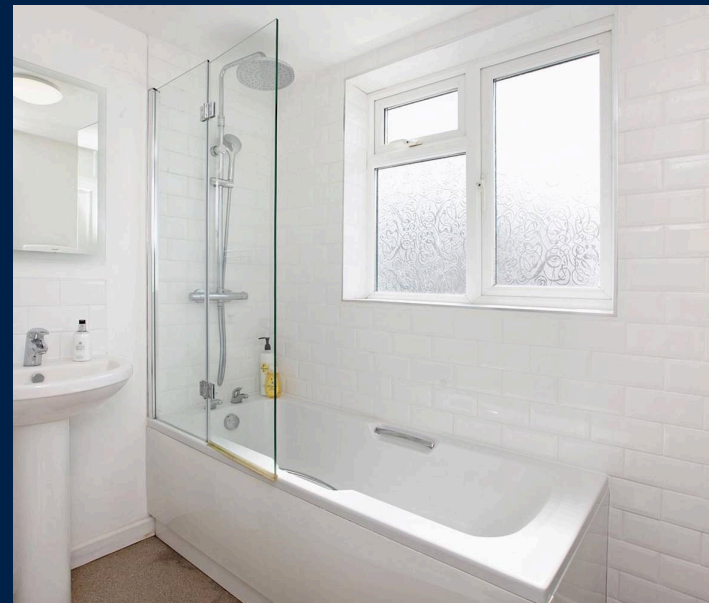
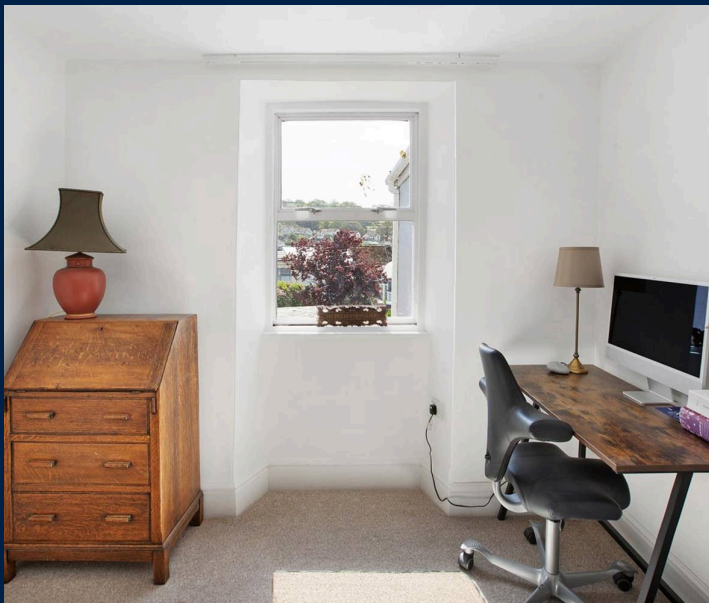
With a uPVC double glazed opaque window and modern a two-piece comprising a panel bath with full height tiled surround, attached shower screen and shower over with dual heads and dual controls and a pedestal wash hand basin with mirror over. Ladder-style radiator/towel rail.

SEPARATE WC

With skylight and WC.

MAIN LANDING

With feature balustrade and panelling and a panel door opens to turning stairs to the upper floor.





BEDROOM 1

A fantastic bedroom with a double-glazed sliding door with full height double glazed windows to either side set in a bay and opening to a balcony with cast iron balustrade. The windows and balcony enjoying truly breath-taking views towards the estuary towards Teignmouth harbour and the back beach, as well as the hills above the town and views towards the sea. Feature cast iron fireplace with ornate inset and mantle over, recessed cupboard/wardrobe and a wall mounted electric heater.

BEDROOM 2

With feature panelling and a rear facing double glazed window with a pleasant outlook over the higher parts of Shaldon towards the Homeyards and countryside and woodlands beyond. Modern electric radiator.

From the main landing turning stairs rise to the...

UPPER FLOOR BEDROOM

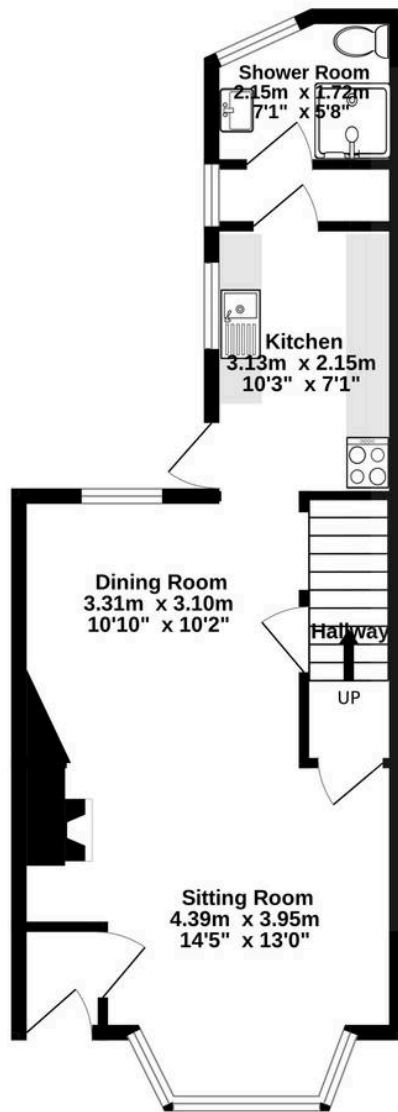
A fantastic bedroom set in the roof space with exposed trusses and beams and a large front facing double glazed window having outstanding views taking in the estuary, Teignmouth harbour and back beach as well as having views towards Shaldon bridge and the Little Haldon hills. Two rear facing uPVC double glazed windows overlook the higher parts of Shaldon and countryside beyond. Eaves storage space. Modern electric radiator.

OUTSIDE

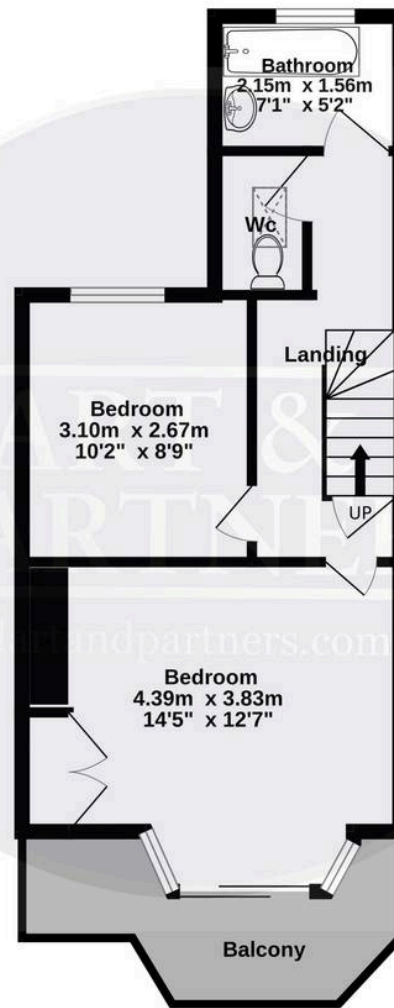
Outside to the rear of the property there is a shared cobbled courtyard area with a good-sized outside store, and a shared cobbled pathway leads to Albion Street. Outside to the front of the property there is a fantastic, paved terrace providing a good seating area. From this area steps descend to a paved parking area, with this area being accessed by folding cast iron gates.



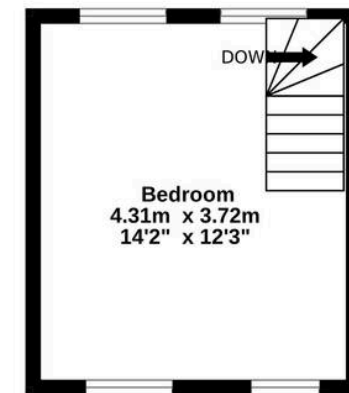
Ground Floor
39.8 sq.m. (428 sq.ft.) approx.



1st Floor
35.1 sq.m. (378 sq.ft.) approx.



2nd Floor
16.1 sq.m. (173 sq.ft.) approx.



TOTAL FLOOR AREA : 90.9 sq.m. (978 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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