



12 Canons Close, Bishopsteignton

£685,000 Freehold

Immaculate Four Bedroom Detached Property • Quiet and Sought After Village Cul-de-Sac • Superb Kitchen extending to Dining Room • Bright and Spacious Living Room • Dining Room with Access to Utility Room • Study/Snug • Family Bathroom, Ensuite and Downstairs Shower Room • Southerly Facing Rear Garden with Summerhouse • Double Garage and Driveway Parking for Multiple Vehicles • EPC - C

Contact Us...

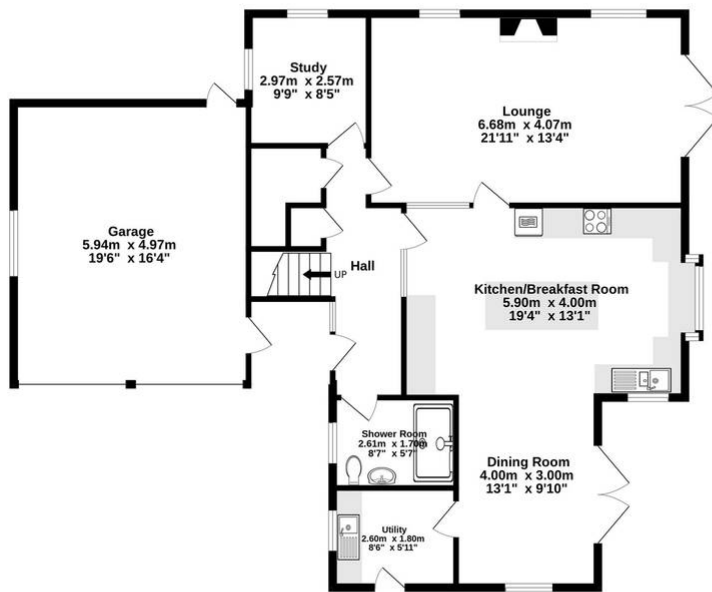
01626 815815

teignmouthsales@chamberlains.co

6 Wellington Street
Teignmouth
TQ14 8HH

chamberlains
the key to your home

Ground Floor
126.4 sq.m. (1361 sq.ft.) approx.



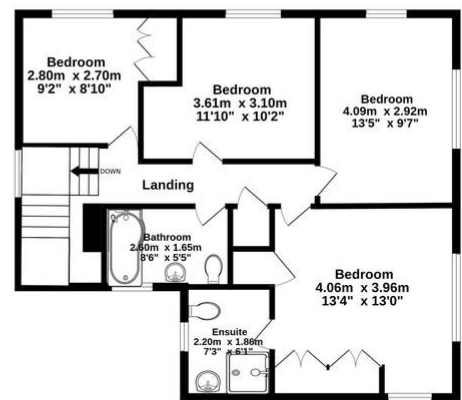
TOTAL FLOOR AREA : 192.9 sq.m. (2076 sq.ft.) approx.

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.

Made with Metropix ©2026



1st Floor
66.5 sq.m. (716 sq.ft.) approx.



chamberlains
the key to your home

Stepping through the front door and into the spacious hallway, the hall leads to the kitchen/dining room, living room, downstairs shower room and study/snug. There are stairs ascending to the first floor, with a large storage cupboard underneath the stairs, and further storage cupboard next to it. The living room is a bright and spacious room, with patio doors leading out into the rear garden, two windows facing the side aspect and gas fireplace. The open plan kitchen/dining room has been fitted to a high standard and is equipped with a range of integrated appliances. The kitchen comprises wall and base mounted units, sink and drainer unit with mixer tap over and further hot water tap, integrated fridge and freezer, dishwasher, four ring electric hob with concealed extractor hood over, double oven and windows overlooking the rear garden. The dining room has plenty of space for table and seating, with patio doors leading into the rear garden and further doorway leading into the utility room. The utility room comprises stainless steel sink with mixer tap over, space for washing machine, housing for the "Worcester" boiler, fuse box and uPVC window facing the front. The study is a cosy room currently being used as a music room, with a window facing the side aspect.

The downstairs shower room comprises shower cubicle with rainfall shower, wash hand basin with cupboard below and mirror over, WC, heated towel rail and obscured glazed window.

Ascending the stairs to the first floor, the landing takes you to the four bedrooms and family bathroom and there is a storage cupboard with shelving which also houses the hot water cylinder. There is access to the loft via a hatch above the doorway to the fourth bedroom. The bedrooms are all great sizes, with bedroom one having the benefit of built in wardrobes, an ensuite and window overlooking the rear garden with glimpses of the River Teign. The ensuite comprises an enclosed shower cubicle with rain fall shower, wash hand basin with mirror above, WC, heated towel rail and an obscured glazed window facing the front of the property. Bedroom two shares the same outlook as bedroom one, with bedroom three and four both having windows overlooking the side aspect and bedroom four having built in wardrobes. The family bathroom has been fitted to a high standard and comprises bath with rainfall shower over, heated towel rail, wash hand basin with cupboard below and mirror over, WC and obscured glazed window facing the front of the property.

A level and enclosed southerly facing rear garden with large patio and lawn. There is a pathway leading to a Summerhouse in the garden which has power, and a further pathway leading around the house to a set of double gates onto the driveway as well as access into the utility room. Following the path the other way leads you to washing line area as well as a courtesy door into the garage.

A double garage with electric up and over door, space for a further two vehicles and courtesy doors leading to the rear garden and into the entrance porch next to the front door.

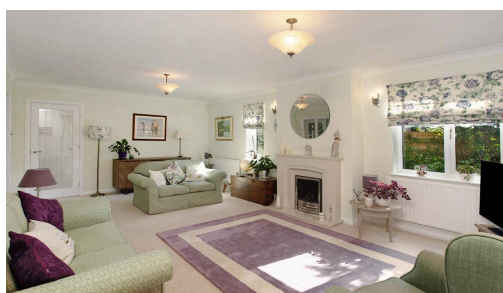


Tenure: Freehold.

Council Tax Band: **F -£3,730.39 per annum**

Mains Services: Gas, Electric and Water

Broadband: Ultrafast 1000Mbps (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, two 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: Kitchen/Breakfast Room 19'4" x 13'1" (5.90m x 4.00m), Dining Room 13'1" x 9'10" (4.00m x 3.00m), Living Room 21'11" x 13'4" (6.68m x 4.07m), Shower Room 8'7" x 5'7" (2.61m x 1.70m), Utility Room 8'6" x 5'11" (2.60m x 1.80m), Study 9'9" x 8'5" (2.97m x 2.57m), Bedroom 13'4" x 13'0" (4.06m x 3.96m), Bedroom 13'5" x 9'7" (4.09m x 2.92m), Bedroom 11'10" x 10'2" (3.61m x 3.10m), Bedroom 9'2" x 8'10" (2.80m x 2.70m), Ensuite 7'3" x 6'1" (2.20m x 1.86m), Bathroom 8'6" x 5'5" (2.60m x 1.65m)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		