



14 Fore Street, Shaldon, TQ14 0DZ Offers in excess of £550,000

Goodmove are delighted to present this delightful Grade II listed property, offering versatile living space, in the heart of this charming seaside village on the South Devon coast.

The accommodation briefly comprises a welcoming entrance hall, living room with homely feel, light filled dining room, breakfast kitchen and a shower room. Stairs lead to a split landing with a spacious main bedroom and en-suite bathroom. On the other side of the property are three further bedrooms (one being used as utility) and second bathroom. Previously, the three bedrooms were utilised as a holiday flat with the 4th bedroom/utility used as a kitchen and the second bedroom as a living room.

From the landing there is also access to a small terrace above the ground floor bathroom with wrought iron balustrade and spiral steps leading to the outside. There is a charming courtyard to the rear which is fully enclosed with a pedestrian door to the street and a parking area to the front. Additional parking could be created within the rear courtyard.

Shaldon is a quintessential South Devon village which nestles quietly on the south bank of the River Teign Estuary. With Georgian architecture at its very heart, mixed with pretty thatched cottages, meandering lanes, donkey-wide streets, quaint shops and traditional village green, it still retains the charm of its fishing village heritage.

The property has been competitively priced, and we invite proceedable buyers to arrange an early viewing.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO

NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		53	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Approx. Gross Internal Floor Area 1296 sq. ft / 120.55 sq. m
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



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