

# FROG COTTAGE TEIGNMOUTH



MARCHANT PETIT

COASTAL, TOWN & COUNTRY



# FROG COTTAGE

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Frog Cottage is a beautifully presented characterful cottage situated on the edge of Bishopsteignton enjoying fantastic river views. The property has been extensively refurbished by the current owners to create a bright and airy, welcoming home. The property offers three bedrooms, ample reception space, landscaped garden and parking.

An entrance porch opens into the hallway with stairs to the first floor and storage cupboards. A sliding door gives access to a shower room with a walk-in shower. The large light open plan sitting room has dual aspect windows, an inset electric wood burner and an additional fireplace with solid oak mantel and an inset dual-fuel burner separated by an exposed beam. The cottage style kitchen is extremely charming and has an array of fitted wall and base units with a timber worksurface and space for appliances. A door from the kitchen gives access to a conservatory which is currently used as a dining area but offers versatility.

Upstairs, bedroom one is a double and enjoys views to the river, fitted wardrobes and cupboards and an ensuite WC. Bedroom two is a double bedroom with views to the rear of the garden. Bedroom three is also a double and benefits from fitted storage.

Outside there is gravel parking for approx. 3 cars. The pretty garden has been landscaped to provide multiple terraces and low maintenance garden. Steps from the conservatory lead to a low maintenance and well-stocked garden. An elevated decked terrace provides a wonderful seating area with hot tub. Beyond the decked terrace is a pond, garden shed and outbuilding. A gravel path runs around the cottage and to an elevated seating area making the most of the panoramic river views.

Bishopsteignton is a large village situated on the banks of the Teign Estuary, located 2 miles from Teignmouth and 4 miles from Newton Abbot. Newton Abbot has a mainline railway station with direct links to London Paddington. The A380 dual carriageway is nearby providing access to Exeter and the M5 motorway. Bishopsteignton offers a range of facilities including a shop, post office chemist, garage, garden centre, vineyard, and public houses.





## KEY FEATURES

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- Stunning river views
- Excellent location with easy access to many routes
- Beautifully presented characterful cottage
- Landscaped garden
- Off street parking
- 3 bedrooms





# PROPERTY DETAILS

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## Property Address

Frog Cottage, Newton Road, Teignmouth, Devon, TQ14 9PS

## Mileages

Exeter 19 miles Plymouth 35 miles Torquay 7 miles (approximately)

## Services

Mains electricity and drainage. Private fresh spring water. Electric heating with app control, dual fuel burner.

## EPC Rating

Current: D, Potential: C

## Council Tax Band

C

## Tenure

Freehold

## Authority

Teignbridge District Council

## Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

## Viewing

Strictly by appointment with the sole agents, Marchand Petit, Totnes. Tel: 01803 847979.



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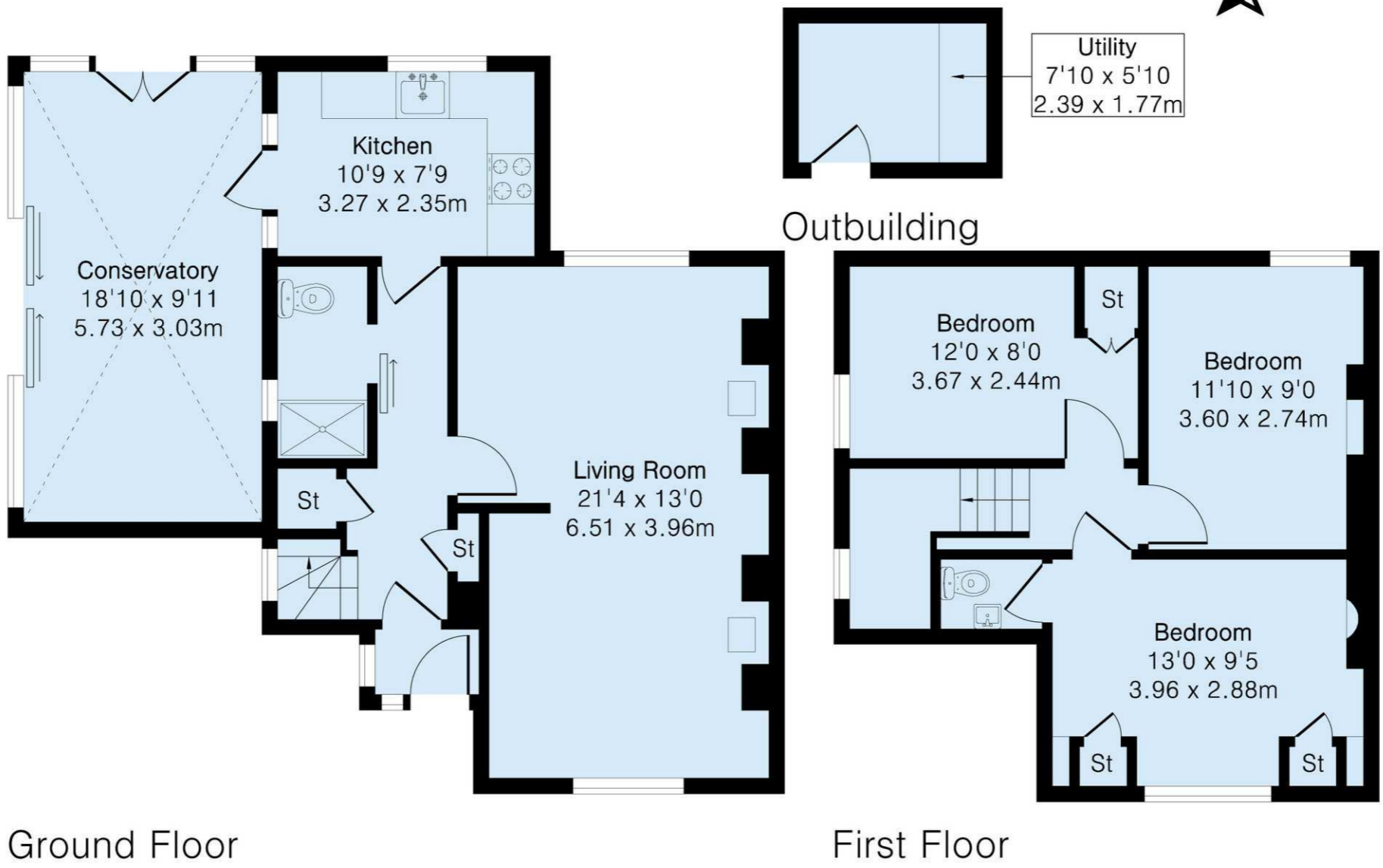
# FLOOR PLAN

**Approximate Gross Internal Area 1091 sq ft - 101 sq m  
(Excluding Outbuilding)**

Ground Floor Area 681 sq ft – 63 sq m

First Floor Area 410 sq ft – 38 sq m

Outbuilding Area 46 sq ft – 4 sq m





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