



- A BEAUTIFULLY-PRESENTED DETACHED PROPERTY
- SET ON THE FRINGES OF THIS POPULAR ESTUARY VILLAGE
- SITTING ROOM WITH LOG BURNING STOVE
- SPACIOUS KITCHEN/DINING ROOM WITH INTEGRATED APPLIANCES
- PLAYROOM/STUDY AND FIVE BEDROOMS
- LUXURY FAMILY BATHROOM AND SEPARATE SHOWER ROOM
- INTEGRAL GARAGE WITH ELECTRIC DOOR
- DRIVEWAY, STORE AND ENCLOSED GARDENS

Newton Road, Bishopsteignton, TQ14 9PN

£535,000

A well-presented, extended 1930's-built detached property. Sitting room with log burner, kitchen/dining room with integrated appliances, study, cloakroom and five bedrooms. Luxury family bathroom, shower room, driveway and integral garage. Gardens side and rear and external store. Estuary glimpses and PV panels.



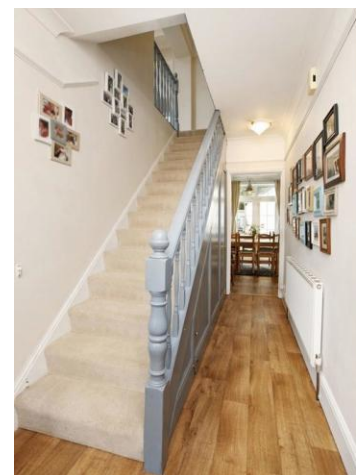
Property Description

LOCATION

"Tideways," 34 Newton Road occupies a predominantly level plot on the fringes of this sought-after estuary village. Nearby footpaths provides pedestrian access to the estuary foreshore and the village. Bishopsteignton is a desirable village with a strong sense of community, being set above and beside the beautiful Teign Estuary. The village has many local amenities to include a Post Office/store, a chemist, a garden centre, a church, a village hall, two public houses, a local real ale brewery, a vineyard and the Cockhaven Arms. Additionally there is a well-regarded primary school. The seaside town of Teignmouth is around 2 miles away, with its promenade having a classic Georgian crescent, a sandy beach and a wide range of shops and amenities to include, a mainline railway station, a secondary school Trinity School offering private education and many cafes and restaurants etc. The estuary offers good boating opportunities and Teignmouth golf course is only 2-miles away. Good accessibility is enjoyed to the A380, making for a fast commute to the cathedral city and county town of Exeter with its International Airport and University

DESCRIPTION

This attractive, extended detached 1930's-built property has versatile, family-sized accommodation that is presented in excellent order throughout. There is a welcoming reception hall with a cloakroom/WC beneath the stairs. The sitting room is a lovely space with bay window and a fireplace with log burning stove. The large kitchen/dining room provides a fantastic "hub" for the house, with the spacious dining area having French doors to the garden and the attractive modern kitchen is comprehensively fitted with a good quality range of integrated appliance. Additionally at ground floor level there is a useful study/playroom. To the first floor there are five good-sized bedrooms, making this an excellent family home. Additionally there is a luxury family bathroom with Whirlpool bath and a separate modern shower room. The windows at the front of the property, particularly at the first floor level have some good views over the surrounding area and peeps of the estuary. Additionally there is a good-sized integral garage





with high ceiling and electric door. There is a driveway to the front, providing ample parking and there are attractive gardens to the side and rear, laid largely for ease of maintenance. There is also an external store with power and light, having formerly been the garage. There are an array of PV panels, along with storage batteries.

From the paved entrance area at the front of the property, an attractive uPVC timber effect entrance door with porthole style windows, coach lamp beside and a large, feature canopy over opens to the....

RECEPTION HALL

An attractive and welcoming reception hall with good quality timber-effect flooring which extends through much of the ground floor. Stairs with a feature balustrade rise to the first floor, having an under stairs cupboard. Radiator, picture rail, coat hooks and a front facing uPVC opaque double glazed window. A door opens to the under stairs



CLOAKROOM/WC

With WC, wash hand basin, extractor fan, spotlights and feature tiling.

SITTING ROOM

A lovely spacious, light and airy room with timber effect flooring and a front facing uPVC double glazed bay window taking in some outlook over the surrounding area. Coved and textured ceiling with central rose, picture rail and two radiators. Feature fireplace with raised tiled hearth and inset log burning stove with beam-style oak mantle over.



KITCHEN/DINING ROOM

A particularly lovely spacious room providing a good "focal point" for day to day living with good-quality timber effect flooring. The dining area has ample space for a large dining table and chairs, good for entertaining etc and with uPVC double glazed French doors leading to and overlooking the back garden. Double radiator. The kitchen area is attractively and comprehensively fitted with a good range of modern wall and floor mounted units with extensive areas of timber-effect

laminated work surface with matching surrounds and an inset one and a quarter bowl single strainer ceramic sink unit with mixer tap. Integrated appliances include a Lamoma four-ring gas hob with filter and spotlights over, a dishwasher, a concealed washing machine, a fridge, a separate freezer and a Neff double oven/combination grill with microwave over. Also in the kitchen area there are spotlights to the ceiling and there is a matching island unit, as well as a uPVC double glazed door opening to the outside. A side facing uPVC double glazed window has good views over the surrounding area, taking in peeps of the Teign estuary. A panel door opens to a useful PANTRY/UTILITY SPACE with spotlights, a uPVC opaque double glazed window and a built-in unit with area of work surface, having mosaic tiled surrounds. There are ceramic tiled floor, under surface storage space, open shelves and the wall-mounted Worcester boiler supplying central heating.

STUDY

Currently in use as a play room with uPVC double glazed windows overlooking the back garden, a uPVC double glazed door opening to the back garden, timber effect flooring, comprehensive range of cupboards, spotlights and coving to ceiling.

INTEGRAL GARAGE

Approached from the driveway at the front of the property with a roll up electric door, a high ceiling, power and light. The garage is of a very good size with plasterwork to the walls.

FIRST FLOOR LANDING

A particularly spacious landing in two parts with balustrades around the stairwell, a radiator, a picture rail, coving to ceiling and access to the loft space (which has a pull down ladder), being largely boarded with light and providing excellent storage as well as housing the inverter for the Photovoltaic Panels and storage batteries.

BEDROOM ONE

(Currently in use as a study). Coving to ceiling, picture rail. front facing uPVC double glazed window with some good views over the surrounding area with peeps of the estuary and a built-in wardrobe with rustic-style glazed and panel doors.

Ornamental fireplace with painted timberwork, mantle over and cast iron inset. Further recessed cupboard, wall light and radiator.

BEDROOM TWO

Coving to ceiling, picture rail and a rear facing uPVC double glazed window overlooking the back garden. Radiator.

BEDROOM THREE

Front facing uPVC double glazed window having some good views over the surrounding area towards the estuary and the rolling countryside beyond. Radiator.

BEDROOM FOUR

Rear facing uPVC double glazed window overlooking the back garden, radiator and coving to ceiling.

BEDROOM FIVE

Coving to ceiling, picture rail and a front facing uPVC double glazed window having peeps of the estuary. Radiator.

FAMILY BATHROOM

A good sized family bathroom with a luxury three piece suite with travertine tiled surrounds comprising a large oval Whirlpool bath with mixer set, a large wash hand basin with surface to either side set into vanity unit with cupboards below and above, along with a mirror and spotlights. WC. Travertine floor tiles, spotlights to ceiling, extractor fan and shaver point. Radiator/towel rail.

SEPARATE SHOWER ROOM

With a modern three piece suite and attractive full height ceramic tiling to walls. The suite comprises a curved shower cubicle with dual heads, a contemporary-style, wall-mounted wash hand basin with shelf over and a WC. Medicine cabinet, contemporary-style radiator/towel rail and spotlights to ceiling. uPVC opaque double glazed window and spotlight/extractor fan.

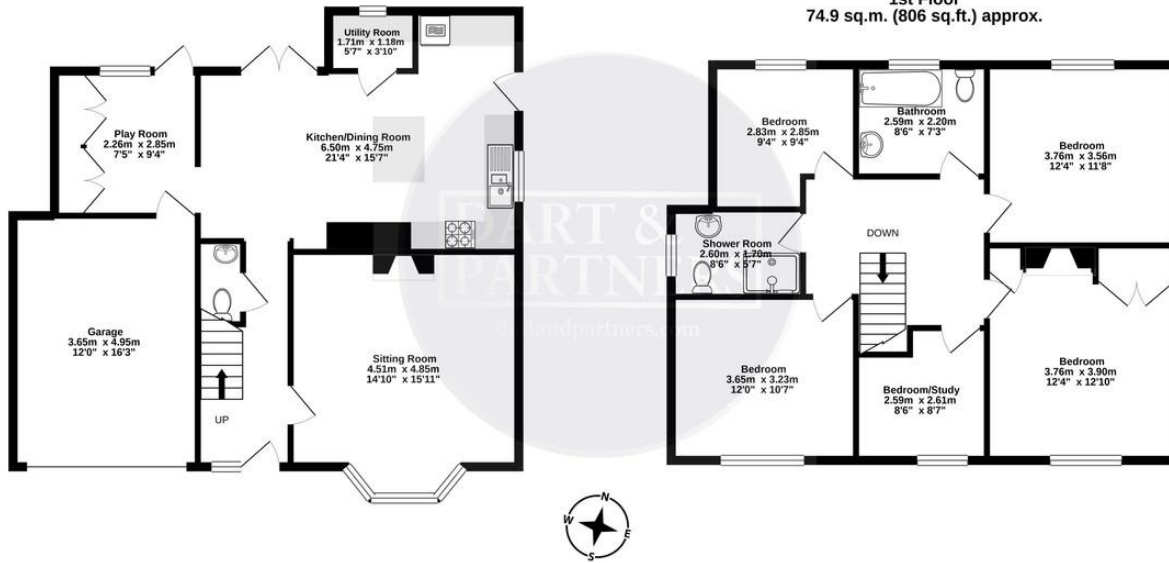
OUTSIDE

Outside to the front of the property there is a good-sized area of driveway laid to hardstanding with brick paved surrounds,

with this front area being partly enclosed by timber fencing. To the side of the property there is a good-sized area of garden partially laid to brick-paving and partially laid to lawn. An area of this garden is laid to productive vegetable planters, and there are mature trees on the boundary with this side area also being enclosed by timber fencing. Water tap. Outside to the rear of the property there is an attractive enclosed back garden being laid to brick paving and ornamental circular paving. There is a shaped lawn and mature borders on either side laid to raised areas of bedding, retained by brickwork and laid to herbs and grasses and there is a mature Acer. Steps rise to a further paved garden area and there is a raised timber deck. The back garden is primarily enclosed by timber fencing. A uPVC door opens to a useful STORE/WORKSHOP, with rendered elevations and a tiled roof and with this store having power and light having previously been the garage.

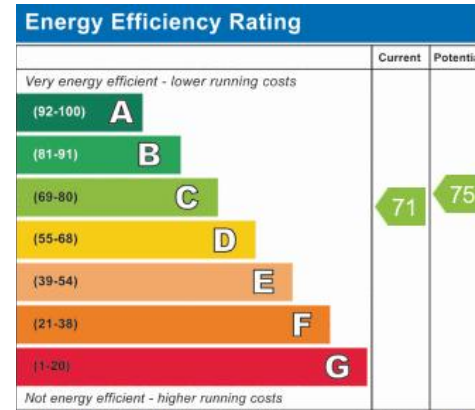


Ground Floor
79.7 sq.m. (858 sq.ft.) approx.



TOTAL FLOOR AREA : 154.6 sq.m. (1665 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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