

## Bishopsteignton

- Video Walk-through Available
- Superb Mews-Style Barn Conversion
- 2 Bedrooms
- Double-aspect Lounge
- Kitchen/Dining Room
- Family Bathroom & Additional Cloaks/WC
- Beautiful Landscaped Garden
- Integral Garage & Parking

Guide Price:

**OIEO £425,000**

Freehold

EPC: C70



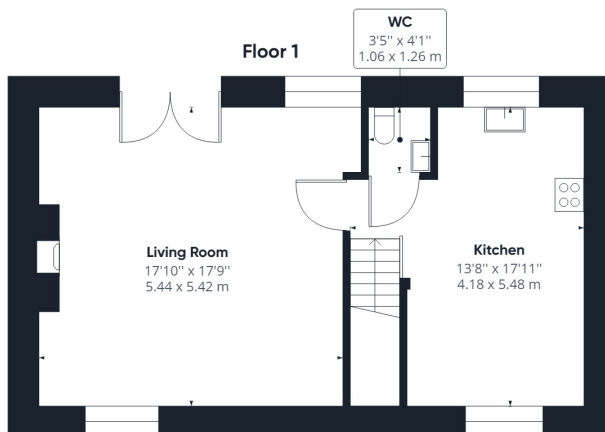
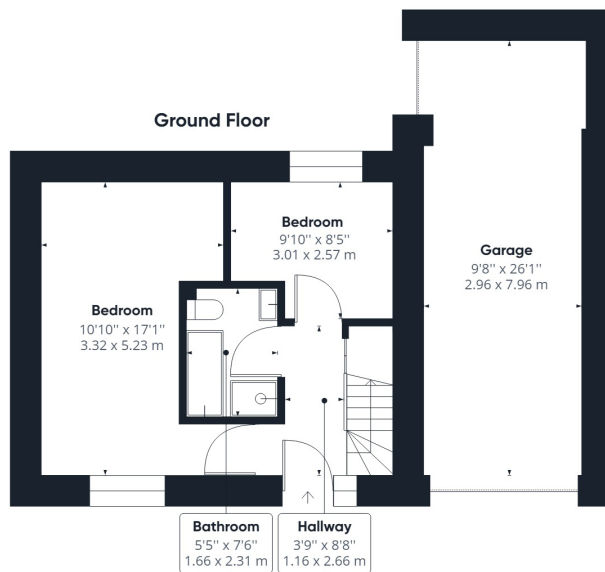
# 7 Shute Court, Shute Hill, Bishopsteignton, TQ14 9QL - Draft

A stunning modern barn conversion style home within a small select development of 9 similarly styled properties within this highly desirable village. The light and airy reverse-level accommodation is in show home condition throughout and a credit to the current owners. Properties such as this, being within a sought-after Teign Estuary village, are often in demand and early viewings come highly recommended.

Shute Court is a select mews-style development within the highly sought-after estuary village of Bishopsteignton, which lies midway between the seaside town of Teignmouth and the market town of Newton Abbot and offers a thriving community with a village shop, chemist, post office, parish church, a public house/hotel / restaurant, primary school, health centre. Some of the most beautiful parts of the Teignbridge countryside surround the village and its close proximity to the river and sea with their associated leisure pursuits make it a very popular Devon village in which to live.

**The Accommodation** Open canopy porch with multi obscure double-glazed stable door with window to the side leading to the entrance hallway with quality wood effect flooring, stairs to first floor with cupboard under. The master bedroom is a spacious room with double-glazed window to front enjoying a pleasant outlook over the courtyard and parts of the village, quality wood-effect flooring and recessed area. Bedroom two has a double-glazed window to rear and quality wood-effect flooring. Also on the ground floor there is a modern bath/shower room with corner shower cubicle, tile panelled bath with mixer tap and shower attachment, low level WC, pedestal wash basin, heated towel rail and ceramic tiled flooring. Upstairs the landing area has Karndean flooring and opens into the kitchen/dining room. There is also cloakroom/WC with low level WC and pedestal wash basin. The kitchen/dining room is dual-aspect with double-glazed windows to front enjoying lovely views over the village and rear overlooking the garden. There is an extensive range of oak fronted wall and base units with rolled edge work surfaces, tiled splashbacks and inset single drainer sink unit, spaces for range-style cooker and other appliances, tiled flooring, beamed ceiling and access to the loft. The lounge is a light and airy room being dual-aspect with double-glazed windows to front enjoying lovely views over the village towards Dartmoor in the distance and double-glazed French doors leading to the rear garden, beamed ceiling, feature fireplace with slate hearth, feature timber display mantle and inset living flame coal effect gas stove. Gas central heating and wood framed double glazing are installed.

**Outside** To the front there is a brick paved driveway with parking area adjacent to the garage. The rear garden is landscaped and of a generous size and comprising a large paved terrace with porcelain timber effect tiles making this an ideal area for sitting out or alfresco dining. To the side there is a raised platformed fibreglass area and external steps leading down to the garage and store. From the terrace, steps lead to a large garden with feature rockery, lawned garden with further paved terrace, flower and shrub borders and timber shed. Beyond the lawn there is a sloped area of garden with a variety of shrubs and fruit trees. Superb views over the village towards the river and moors are also enjoyed. The garage is integral and of a generous size with brick paved flooring and a large store area to rear with electric roller door giving access to steps leading to the rear garden.



#### Approximate total area

1140.58 ft<sup>2</sup>

105.96 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes  $\pm 0.1m$









### Agents Notes

Number 6 and 8 Shute Court have a right of access across the patio area of 7 Shute Court under exceptional circumstances only, requiring at least 24 hours' written notice.

### Tenure

Freehold

### Services & Charges

Mains water. Mains drainage. Mains gas. Mains electricity.  
 Service Charge: £80 per annum.  
 Review Period: Annual.

### Local Authority

Teignbridge District Council

### Council Tax

Currently Band D

Viewings strictly by confirmed appointment with the vendor's agent, Coast & Country.

### Directions

From the Penn Inn roundabout take the A38 Duel Carriageway Exeter Bound, take the first left . At the roundabout take the third exit bound for Bishopsteignton (A381) Bound. Follow the road for around two miles, just past the Jacks Patch Garden Centre take a left onto Church Road. Follow the road past St John The Baptist Church, as the road becomes Shute Hill and Shute Court can be found off to the right.

### ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	70   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		