



- A GOOD-SIZED PERIOD TERRACED PROPERTY
- SOUGHT-AFTER POSITION CLOSE TO THE VILLAGE AMENITIES AND BEACH
- SITTING/DINING ROOM, KITCHEN AND STORE ROOM
- UTILITY, CLOAKROOM/WC AND SHOWER ROOM
- TWO BEDROOMS AND LARGE ATTIC ROOM
- GOOD-SIZED COURTYARD WITH SUMMER HOUSE/STORE
- AVAILABLE FOR THE FIRST TIME IN MANY YEARS
- IN NEED OF REFURBISHMENT

Middle Street, Shaldon, TQ14 0DR

£350,000

A cottage set in the heart of Shaldon, close to the village amenities and estuary beach. Available to the market for the first time in many years and requiring comprehensive refurbishment. Sitting/dining room, kitchen, store room, utility and cloakroom. Two bedrooms, shower room, attic room and courtyard with summer house/store.



Property Description

SITUATION

27 Middle Street is idyllically set within Shaldon's quiet back lanes, and yet not much more than a stone's throw from the estuary beach and village amenities. Shaldon has a strong sense of community and nestles beautifully between the sandy estuary beach and the pretty hills above. There are independent shops and cafes, a good selection of public houses and restaurants and a charming foot passenger ferry across to the seaside town of Teignmouth. Additional amenities include an Ofsted 'Outstanding' rated primary school, The Ness House Hotel and a bowling green surrounded by pretty cottages. There is a well-supported annual regatta and water carnival as well as a rowing and sailing club. There is good walking on the south west coast path and the wonderful Ness Beach is accessed via a tunnel. The village even has a small zoo! Teignmouth is just over a mile away and has a lovely promenade with classic Georgian crescent and a range of education options including Trinity School, offering both private primary and secondary education. In addition there is a mainline rail link to London Paddington.

DESCRIPTION

Available to the market for the first time in many years, 27 Middle Street is a well proportioned cottage that requires general refurbishment and updating. The property offers well-proportioned accommodation with an entrance vestibule, an entrance hall, a sitting/dining room, a kitchen, a store room, a utility and a cloakroom/WC to the ground floor. To the first floor there are two double bedrooms and a shower room. From the first floor landing, turning stairs rise to a spacious attic room. Additionally, the property has a large enclosed courtyard with gated access onto Arch Street, and a large summer house/store.

27 Middle Street has a charming approach lane. The panel and part leaded light glazed front door opens to the....

ENTRANCE VESTIBULE

With part-height painted panelling to the walls, ceramic floor tiles and a timber framed and glazed inner door opens to the....

ENTRANCE HALL

With exposed floorboards, stairs rising to the upper floor and doors open to the principal downstairs rooms. A uPVC double glazed window with shutters and deep sill overlooks Arch Street. A timber door opens to a part shelved under stairs cupboard.





SITTING/DINING ROOM

A spacious room set out in two parts. A front facing uPVC double glazed window overlooks Middle street and, within the sitting area there are two display recesses with cupboards beneath and a radiator. A porthole style internal window with boat motif gives borrowed light to the entrance vestibule and there is a wall light. From the sitting area an arch opens to the DINING AREA, with a rear facing uPVC double glazed window overlooking Arch Street and a recessed cupboard, being shelved and with stripped timber doors. Part height painted timber panelling, radiator and two wall lights. A panel and glazed door opens to the....

STORE ROOM

With full height cupboard having timber doors and shelving, there is a further shelved cupboard and a uPVC double glazed window with shelf beneath overlooks the courtyard, radiator.

A glazed timber framed door opens to the....

UTILITY ROOM

With a wall mounted Valliant boiler supplying central heating and a single drainer stainless steel sink unit with shelf beneath and tiling above. Double timber doors open to a store cupboard with shelf and a uPVC double glazed window overlooks the courtyard. Additionally a uPVC double glazed door opens to the courtyard.

A further timber door opens to a....

CLOAKROOM/WC

Having an WC with high-mounted cistern and a wall mounted wash hand basin. Medicine cabinet, shelving and a uPVC double glazed window.

KITCHEN

With a feature curved wall, ceramic floor tiles and a uPVC double glazed window overlooks the approach lane. There are some basic fitted units with areas of roll-edge work surface, timber cupboard door and drawer fronts and a single drainer stainless steel sink unit with tiled surround. Space for gas cooker and a tiled recess, assumed to have once housed a range/stove.

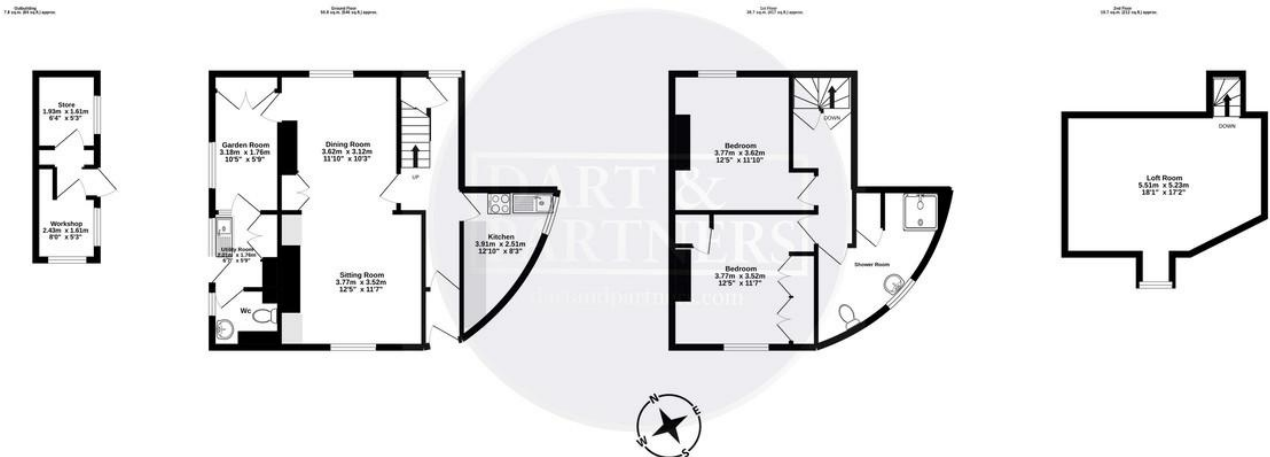
FIRST FLOOR LANDING

With a radiator and timber panel doors to the first floor rooms. Turning stairs rise to the attic room.

BEDROOM ONE

With a large uPVC double glazed window having some views over the surrounding area towards the higher parts of Shaldon and woodland beyond. Display recess with cupboard beneath and a radiator. A door





TOTAL FLOOR AREA : 117.0 sq.m. (1259 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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opens to the airing cupboard, with slatted shelving and the hot water cylinder. Additionally there are built-in cupboards and wardrobes.

BEDROOM TWO

A spacious bedroom with two recesses to either side of the chimney breast and a vanity unit with oval wash hand basin, cupboard beneath and tiling and mirror above. Radiator and a uPVC double glazed window overlooks Arch Street.

SHOWER ROOM

With a feature curved wall and three piece suite comprising a tiled shower cubicle with Mira electric shower, a pedestal wash hand basin and a WC. Radiator with towel rail and glass shelf above and a uPVC double glazed window has some views over the surrounding area across rooftops towards woodland in the distance. A timber door opens to a useful store cupboard.

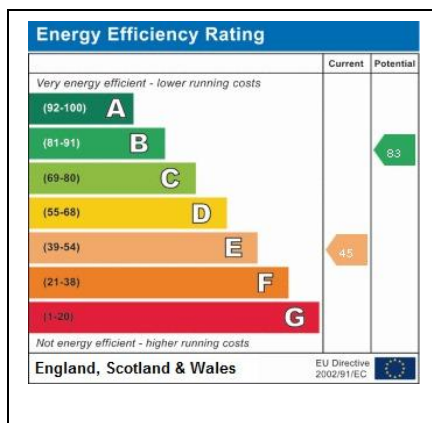
ATTIC ROOM

A large space with restricted head height. There are painted exposed beams and a uPVC double glazed Dormer window with some views towards Broadlands and woodland in the distance.

OUTSIDE

The property benefits from a good-sized courtyard garden laid to hardstanding and with an arched gate opening onto Arch Street. The courtyard is enclosed by high-level rendered walling and there are feature steps as well as a water tap and external power points. From the courtyard a glazed door opens to a SUMMER HOUSE, part of which has formerly been used as an aviary. There are multiple windows, shelving, a work bench and a storage area with shelving as well as power and light.

MATERIAL INFORMATION - Subject to legal verification
Freehold
Council Tax Band D



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