

- A WELL PRESENTED PERIOD COTTAGE
- STYLISH OPEN PLAN SITTING ROOM/KITCHEN
- MODERN FOUR PIECE BATHROOM
- TWO FIRST FLOOR BEDROOMS
- FIRST FLOOR WC AND ROOF TERRACE
- LARGE SECOND FLOOR ATTIC BEDROOM

Ringmore Road, Shaldon, TQ14 0AG

£285,000

An attractive and well presented period cottage set a relatively short distance away from the village amenities and the estuary beach. Open-plan sitting room/kitchen with stylish kitchen area having some integrated appliances. Modern four-piece bathroom, two first floor bedrooms, WC and roof terrace. Large second floor attic bedroom.



Property Description

LOCATION Gull Cottage, 7 Ringmore Road is set a short level walk away from Shaldon's amenities and the sandy estuary beach. The village 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.

This attractive period property is presented to the market in excellent decorative condition. The accommodation is arranged over three storeys. An entrance vestibule opens to the appealing open-plan sitting room/kitchen with engineered oak flooring, a bow window in the sitting area and a modern kitchen with oak block worksurfaces and some integrated appliances. The kitchen opens to a lobby area, which in turn leads to a modern, four-piece ground floor bathroom. To the first floor there are two appealing bedrooms, one currently in use as a study, there is a WC on this level too, and the second bedroom opens to an attractive decked roof terrace. To the second floor there is a large attic bedroom.

A panel and part double glazed entrance door opens to the....

ENTRANCE VESTIBULE

Quarry tiled floor, coat hooks, wall mounted store unit with shelf above and a feature panel inner door opens to the....



OPEN PLAN SITTING ROOM/KITCHEN A lovely room with engineered oak flooring throughout and front facing, double glazed bow window overlooks the street scene. In the sitting area there is a turning staircase with a glass balustrade rising to the first floor, a wall mounted store unit and a radiator with shelves above, as well as a recess with TV point, display shelf and panelling below. The kitchen area is fitted with a modern range of floor and wall mounted units with "high gloss" cupboard doors and drawer fronts and there are extensive areas of oak block work surfaces with large Travertine tiled surrounds and with the worksurface extending to a breakfast bar. There is an undemounted stainless steel sink with mixer tap and display shelving above and integrated appliances include a four-ring Baumatic ceramic hob with filter over and Beko oven beneath, a built in slimline dishwasher and a built in fridge/freezer. Additionally there is under surface space and plumbing for a washing machine. Spotlights to ceiling and open display shelves. From the kitchen area, a panelled door opens to a....



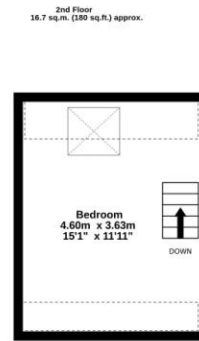
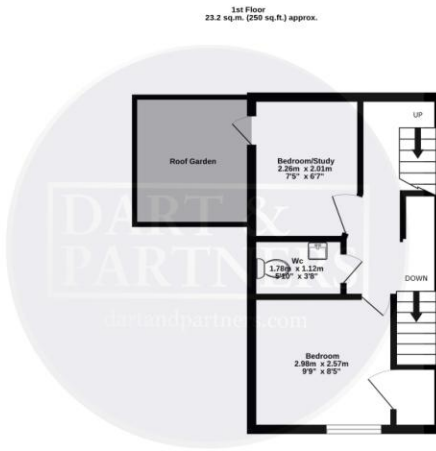
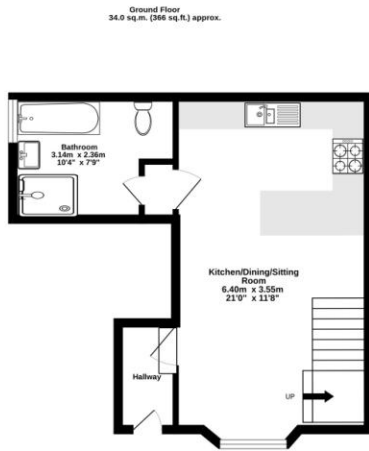
LOBBY With ceramic floor tiles, which in turn opens to the....

GROUND FLOOR BATHROOM The bathroom has a four-piece modern suite with full-height ceramic tiling to the walls. The suite comprises a panel bath with a large mirror above, a WC, a pedestal wash hand basin with de-mist mirror and shelf over and a shower cubicle with dual controls. Spotlights to ceiling, uPVC opaque double glazed window, ceramic floor tiles and a ladder style radiator/towel rail.



FIRST FLOOR LANDING With feature panel doors to the principal first floor rooms and open tread stairs rise to the second floor. A cupboard houses the recessed boiler supplying central heating. Useful under stairs store area.

BEDROOM 1 An attractive room with a front facing double glazed sliding sash window with some good views over the surrounding area towards Yannon Towers and the higher parts of Teignmouth. Double radiator and a door opens to useful large over-stairs store cupboard/wardrobe.



TOTAL FLOOR AREA : 74.0 sq.m. (796 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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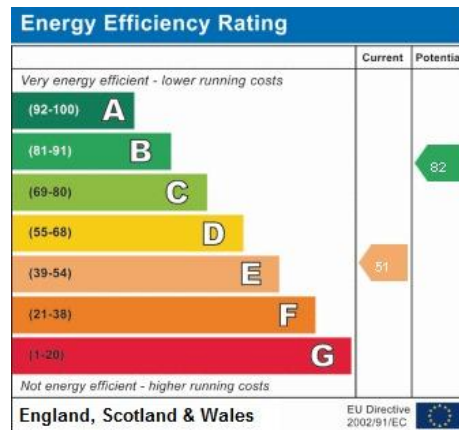
BEDROOM 2/STUDY Currently in use as a study with this room being another appealing space with a radiator, a shelved recess and a uPVC double glazed door opens onto the attractive **ROOF TERRACE**, providing a pleasant seating area and being laid to timber decking and enclosed by panelling and fencing.

WC With a large recess, extractor fan, WC with tiled surround and a small wall mounted wash hand basin with Travertine tiled splashback, ladder style radiator/towel rail.

ATTIC BEDROOM A particularly lovely space with exposed beams and a rear facing, double glazed Velux style window with some outlook towards the countryside on the fringes of the village. Double radiator and glass screening above the stairwell.

MATERIAL INFORMATION - Subject to legal verification

Freehold
Council Tax Band D



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