



Cockhaven Road, Bishopsteignton
£459,950

- Village Location
- Estuary Views, South Facing Garden
- Four Bedrooms
- Lounge With Wood Burner
- Dining Room
- Modern Kitchen
- Bathroom and Ensuite Shower Room
- Utility Room and Cloakroom
- Double Garage, Driveway and Parking
- EPC Rating - D

Call **01626 815815**
to find out more or to arrange a viewing.

chamberlains
the key to your home

DESCRIPTION AND LOCATION An attractive extended detached family home in Bishopsteignton village with views of open countryside and the river estuary, with a generous level south facing garden. The property has been the home of the current owners for over twenty five years and has been modernised and updated to a high standard. The property has recently been completely re-modelled externally, providing a 'New England' style to the elevations with exterior insulation and Marley weatherboarding. Bishopsteignton is a highly desirable estuary village with an excellent community feel. The village has many local amenities including a primary school, two pubs, churches, a pharmacy, garage with fuel pumps, a local brewery, hair dressers, garden centre, vineyard, post office, general stores and a small hotel. The market town of Newton Abbot is accessible within approximately 4 miles to the west and offers further amenities including schooling, shopping and leisure facilities. The coastal town of Teignmouth is approximately 2 miles to the east and once again offers schooling, shops and also sandy beaches with a pier and an 18-hole golf course. Mainline rail services are available in both Newton Abbot and Teignmouth. The A380 dual carriageway linking Torbay to the south with Exeter and the M5 to the north is accessible within approximately 2 miles of the village.

TIMBER FRAMED PORCH Leading to inner porch with light and PVCu front door to:-

HALL PVCu front door and double glazed side panel, engineered cherry wood floor, understairs storage cupboard, door to garage, ceiling light, telephone and power points and smoke detector.

DINING ROOM 12' 10" x 11' 5" (3.93m x 3.49m) Large feature bay window to front garden, engineered wood flooring and fireplace recess with electric stove. Built-in storage cupboard with shelving.

LOUNGE 11' 11" x 17' 10" (3.64m x 5.45m) Large square bay to rear with sliding and tilting patio doors to south facing rear garden and PVCu double glazed windows to sides and further window to garden. Exposed brick fireplace with recessed Villager 'Chelsea Solo' multi fuel wood burner stove, slate hearth, radiator, ceiling light, wall lights and aerial and power points.

KITCHEN 15' 1" x 8' 1" (4.61m x 2.48m) Sherraton limed oak range of eye and base level storage units with solid wood doors, heat resistant work surface with tiling. All electric cooker with double oven and ceramic hob over, extractor hood and light above. Inset ceramic sink with drainer and mixer tap, integral dishwasher, fridge and freezer. Built in dresser unit with back lit glazed display cupboards over. Ceiling light. Patio door and window to south facing decked area, providing attractive views across the garden and countryside beyond. Radiator and power points.

UTILITY ROOM Work surface with inset stainless steel sink and mixer tap. Storage cupboard below with space and plumbing for washing machine, ceiling light, power points and obscure double glazed door to side. Wall mounted gas fired boiler for central heating and hot water and control unit. Door to:-

CLOAKROOM PVCu double glazed window to front, wall mounted

wash basin, close coupled WC, splash tiling, radiator, ceiling light and extractor fan.

FIRST FLOOR LANDING Side window with river estuary view and ceiling light. Loft hatch and pull down ladder, part boarded and insulated, with Velux window and light in attic.

BEDROOM ONE 19' 3" x 10' 0" (5.88m x 3.06m) Large south facing window overlooking the garden with views out over the estuary to open countryside beyond. Recessed downlights, power points and radiator.

EN SUITE BATHROOM Panel enclosed bath, glazed shower unit with wall mounted electric shower, close coupled WC, pedestal wash basin, fully tiled, ceiling light, extractor fan, electric chrome towel rail, radiator, and wall mounted fan heater.

BEDROOM THREE 11' 5" x 9' 7" (3.5m x 2.94m) Double bedroom with large PVCu double glazed bay window to the front garden, radiator, ceiling light and power points.

BEDROOM TWO 12' 1" x 11' 5" (3.7m x 3.5m) PVCu double glazed door and window to balcony with views over the garden and estuary and open countryside beyond. Built in double wardrobe with hanging rail and storage above. Ceiling light, power points and radiator.

BATHROOM Fully tiled with panelled enclosed bath with mixer tap and shower attachment, glass screen, pedestal wash basin, close coupled WC, towel radiator, PVCu obscured double glazed window, ceiling light and power points.

BEDROOM FOUR 8' 9" x 6' 1" (2.68m x 1.86m) PVCu double glazed window to front garden and views beyond. Ceiling light, radiator and power points.

OUTSIDE Tarmac driveway and parking with gravelled areas to side, enclosed by low close boarded fencing.

DOUBLE GARAGE 32' 0" x 11' 1" (9.77m x 3.39m) Max. A double length garage with up and over door, ceiling lights, courtesy door in to house and power points. Door to large deck area and :-

REAR GARDEN A level well designed garden with a southerly aspect. Large timber decked area ideal for entertaining and steps down to lawn area. Variety of shrubs and plants including a boysenberry along the fence, chocolate vine, wisteria trained over an arbour, cooking apple, eating apple and plum tree. Enclosed by close boarded fencing and including a timber garden shed.

COUNCIL TAX BAND At the time of preparing these particulars, this property falls within council tax band E.

FIXTURES AND FITTINGS Details of fixtures and fittings included in the sale can be made available.

DIRECTIONS From Teignmouth proceed to Bishopsteignton. Turn right on the (A381) Newton Road at Metro Motors into Cockhaven Road. Continue along the road and the property will be found just after Cockhaven Mead on the right hand side.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Disclaimer: Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendor's agents, and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. The particulars do not constitute, or form part of, an offer or a contract.

Call **01626 815815**

to find out more or to arrange a viewing.