



- A BEAUTIFUL 2010-BUILT INDIVIDUALLY-DESIGNED SEMI DETACHED HOUSE
- OUTSTANDING ESTUARY VIEWS
- HIGH QUALITY FITMENTS AND UNDER FLOOR HEATING THROUGHOUT
- ENTRANCE PORCH, RECEPTION HALL AND LARGE CLOAKROOM/WC
- FABULOUS FREE FLOWING RECEPTIONS
- OPENING TO A LUXURY KITCHEN AND WEST FACING BALCONY
- PRINCIPAL BEDROOM SUITE WITH FOUR PIECE EN-SUITE BATHROOM
- SECOND BEDROOM, ALSO WITH EN-SUITE
- UTILITY ROOM, DRIVEWAY PARKING AND LOVELY GARDENS AND TERRACES

Bronescombe Avenue, Bishopsteignton, TQ14 9SR

£525,000

A contemporary-style property set in a "tucked away" position with outstanding estuary views, high quality fitments and underfloor heating throughout. Free-flowing receptions and a luxury kitchen with high vaulted ceilings and gable set windows. West-facing balcony and a large cloakroom/WC. Principal bedroom suite with elegant four-piece en-suite bathroom, second bedroom (also with en-suite) and a useful utility room. Extensive driveway parking and mature gardens and terraces laid largely for ease of maintenance.



Property Description

LOCATION

20 Bronescombe Avenue is available to the market for the first time and is beautifully set in a "tucked away" position in the higher reaches of the estuary village of Bishopsteignton, a relatively short walk away from the various village amenities in a private cul-de-sac location. 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 Hotel/restaurant and bar. 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

20 Bronescombe Avenue is a 2010-built individually designed, contemporary style residence with cedar clad and rendered elevations set beneath a slate tiled roof with good quality powder coated aluminium framed windows and external doors. The accommodation is beautifully laid out with high quality fitments, some outstanding features and ceramic floor tiles, along with zonally controlled underfloor heating throughout. The welcoming entrance porch opens to a reception hall with feature open tread stairs descending to the lower floor and this space also opens to a useful large



cloakroom. The free-flowing receptions are fabulous spaces, with high vaulted ceilings and two large gable-set windows, with the one on the westerly elevation having French doors opening to a west facing balcony. These windows and the balcony enjoy truly breathtaking views towards the river Teign estuary, rolling countryside and Dartmoor in the distance. The sitting and dining spaces also free-flow to the kitchen, which is fitted with a good range of stylish units and integrated appliances. To the lower floor the hallway has walnut veneer doors to the lower ground floor rooms and the principal bedroom suite is outstanding with the spacious bedroom area having French doors opening to a sweeping paved terrace providing a good sense of inside outside/living and also benefitting from good estuary views. Additionally there is an elegant four-piece en-suite bathroom. Bedroom two also has French doors to the outside opening to a courtyard, along with an en-suite shower room. There is a useful utility room at lower ground floor level as well. Outside the property has extensive driveway parking and attractive landscaped gardens and terraces largely laid for ease of maintenance. The outside spaces also providing good vantage points to enjoy the idyllic surroundings and excellent views.

From the driveway a paved entrance terrace is approached from where the entrance door opens to the stylish entrance porch.

ENTRANCE PORCH

With large double glazed windows taking in some good views over the surrounding area towards countryside on the fringes of the village. A feature timber and opaque glazed inner door opens to the....

RECEPTION HALL

With ceramic floor tiles having under floor heating, with

the zonally controlled under floor heating and floor tiles extending throughout the house. Walnut veneer steps with a feature handrail and balustrade descend to the lower floor and there is a part vaulted ceiling with spotlights. A walnut veneer door open to the cloakroom and a feature large timber and opaque glazed door opens to the receptions/kitchen.

CLOAKROOM

A light and spacious cloakroom with coat hooks and a vaulted sloping ceiling with three Velux style windows and an opaque double glazed window. There is a wall mounted, contemporary style wash hand basin with mixer set and feature surround and a WC. Double door open to a cupboard with coat hooks and the manifold controlling the zonally controlled under floor heating.

OPEN PLAN KITCHEN/RECEPTION

A truly outstanding space with high vaulted ceilings and a high-set double glazed gable window with inset french doors opening to a large BALCONY laid to wooden decking with glass balustrades and with the windows and balcony benefitting from truly breathtaking views across parts of the village, taking in a broad sweep of the Teign estuary and with views toward Dartmoor in the west. The dining area provides space for a large table and chairs and there is a further high set double glazed gable window, being something of a "show piece" for the property. The dining area free-flows to the kitchen area, where there is a stylish fitted KITCHEN with a good quality range of units having walnut veneer cupboard door and drawer fronts and extensive areas of roll-edge work surface with a single drainer composite sink unit with mixer tap and stainless steel surround. Integrated appliances include a four ring electric hob with a filter over, a double oven/combo grill, a built in fridge and freezer and a built in dishwasher. Spotlights and wall lights are set throughout these spaces and there is also a high set platform storage

area.

LOWER GROUND FLOOR HALLWAY

With ceramic floor tiles, a large open under stairs area, spotlights and feature walnut veneer doors open to the principal rooms.

PRINCIPAL BEDROOM SUITE

An elegant room with French doors opening to the terrace at the rear having full height matching double windows to either side, also taking in wonderful views across parts of the village towards the estuary, rolling countryside and Dartmoor beyond. Spotlights, wall lights and ample space for wardrobes. A walnut veneer door opens to the.....

EN-SUITE BATHROOM

A particularly lovely space with a high quality, four piece suite comprising a deep panel bath with mixer set and feature surround, a large shower cubicle with thermostatically controlled shower, a pedestal wash hand basin and a WC. Spotlights to ceiling, extractor fan, opaque double glazed window and a ladder style radiator/towel rail.

BEDROOM TWO

Another beautiful room with wall lights and French doors opening to a courtyard area at the side of the property. A walnut veneer door opens to a built in cupboard/wardrobe....

EN-SUITE SHOWER ROOM

Fitted with a modern three piece suite comprising a shower cubicle with thermostatically controlled shower, a pedestal wash hand basin with light above and a WC. Extractor fan, spotlights, opaque double glazed window and a ladder style radiator/towel rail.

UTILITY ROOM

A good practical space with a strip light, a double glazed window and fitted units with areas of roll-edge work surface having an inset single drainer, stainless steel sink unit with mixer set. Cupboards and under surface space and plumbing for a washing machine. A wall mounted Baxi boiler supplies central heating. Extractor fan and wall mounted electricity trip switches.

THE DRIVEWAY AND GARDENS

To the front of the property the driveway provides ample PARKING for several vehicles, there is an area of raised bedding stocked with mature shrubs and specimen plants and a well stocked border beside the driveway. To the rear, immediately behind the house there is a sweeping west facing paved terrace, being partially sheltered by the aforementioned balcony which sits above and with external power sockets. The terrace enjoys good views towards the estuary and beyond as described and is partially enclosed by trellis style fencing. Set below the terrace there is an area of lawn with an adjoining area of bedding having various mature shrubs, small trees and palms. Set to the side of the property there is a large area of ornamental garden laid to stone chippings, with this area being partially enclosed by rendered low level walling. There is an outside water tap and the side garden extends to a courtyard area which wraps around the front of the property where there is an under cover area with the gas meter cupboard set beneath the entrance terrace. Additionally steps laid to brick paving, timber work and gravel rise to a higher area of garden where there are numerous shrubs, flowering plants, herbs and small trees etc. The gardens are primarily enclosed by panel fencing and natural borders.

MATERIAL INFORMATION - Subject to legal verification

Freehold

Council Tax Band D



Lower Ground Floor
60.6 sq.m. (652 sq.ft.) approx.



Entrance Floor
60.5 sq.m. (651 sq.ft.) approx.



TOTAL FLOOR AREA : 121.1 sq.m. (1303 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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