



- A DETACHED 1950's-BUILT CHALET STYLE PROPERTY
- RECEPTION HALL, GROUND FLOOR SHOWER ROOM AND GROUND FLOOR BEDROOM
- KITCHEN WITH UTILITY AREA AND STUDY
- DINING ROOM OPENING TO SUN ROOM
- SPACIOUS SITTING ROOM, THREE FIRST FLOOR BEDROOMS AND WC
- DRIVEWAY, CARPORT AND GARAGE
- GOOD SIZED, RELATIVELY LEVEL GARDENS
- PAVED TERRACE AND EXTERNAL STORE/WORKSHOP

Cockhaven Road, Bishopsteignton TQ14 9RQ

Offers In Excess Of £650,000

A detached, 1950's-built chalet-style property set in a favoured village location. Reception hall, kitchen with utility area, dining room, sun room, sitting room and study. Ground floor bedroom and shower room, three first floor bedrooms and WC. Some good views with glimpses of the estuary. Paved driveway, carport and garage. Large and relatively level gardens with workshop/store.



Property Description

LOCATION

65 Cockhaven Road is situated in one of the most sought after residential locations within this popular estuary village, having good access to the local school and various village amenities. 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 Arms. 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

Available to the market for the first time ever, Casa Roma is a detached 1950's-built chalet style property which sits in a good position and on a predominantly level plot, which extends to just under a quarter of an acre. Whilst in need of general updating, the accommodation is of a good size and comprises a reception hall with a shower room leading off, a kitchen with a utility area and a good sized ground floor bedroom, providing the possibility of single level living if required. There is a spacious dining room, which opens to a sun room that in turn opens to a south facing external terrace. Additionally there is a large sitting room with a study leading off. To the upper floor there are three good sized bedrooms and a WC, with the upper floor rooms having good views and some river glimpses. Externally there is a brick paved driveway providing ample parking, which in turn opens to an undercover carport/entrance area and there is an attached garage with an electric door. The outside spaces are particularly appealing, with the gardens being laid to sweeping





areas of lawn, there is an external store/workshop and a south facing enclosed back garden with a raised paved terrace.

To the front of the property a path leads to the open entrance porch with a tiled floor and a light. A feature uPVC opaque double glazed entrance door opens to the...

RECEPTION HALL

A large and welcoming space with doors to some of the principal ground floor rooms. A part open tread turning staircase rises to the upper floor with a double glazed window set above the staircase overlooking the rear garden. Radiator, cloaks area and a panel door opens to the....



GROUND FLOOR SHOWER ROOM

With a front facing opaque double glazed window and a three piece suite having an open shower area with a large shower tray, a full height tiled surround and a thermostatically controlled shower. There is a vanity unit with an area of surface with an inset oval wash hand basin, a cupboard beneath and a mirror, shelf and light above. WC. Radiator and a door opens to a store cupboard with further cupboard above.

GROUND FLOOR BEDROOM

With a panel ceiling and a front facing double glazed window overlooking the sweeping front lawn and having views across parts of the village towards distant countryside. Radiator.



KITCHEN/BREAKFAST ROOM

With a uPVC opaque double glazed door opening to the under cover area at the side of the property. The kitchen area is fitted with a good range of floor and wall mounted units with extensive areas of square and roll edge, timber effect work surface with an inset double bowl, single drainer stainless steel sink unit. There are extensive cupboards and drawers, tiled surrounds, an extractor fan and two strip lights within the kitchen area, as well as a built in, four ring ceramic hob and a double oven. Additionally there is under surface space and plumbing for a dishwasher. A double glazed window has views across the back lawn towards countryside above the Teign in the distance. A door opens to a good sized linen cupboard with a small radiator and slatted shelves. The

kitchen area opens to a UTILITY/LAUNDRY AREA, with a front facing double glazed window and fitted units with areas of work surface and an inset, single drainer stainless steel sink unit. There is a further strip light and space and plumbing for a washing machine. Radiator and the wall mounted "Ideal" boiler supplying central heating.

DINING ROOM

An attractive room providing a good entertaining space with coving to the ceiling, a radiator and ample space for a large dining table and chairs. From the dining room, glazed sliding doors open to the....

SUN ROOM

An attractive space with double glazed sliding patio doors opening to and overlooking the garden and having views towards countryside in the distance. There is a side facing double glazed window also overlooking the back garden.

SITTING ROOM

A spacious and attractive room with a rear facing double glazed window overlooking the back garden and having views towards countryside above the Teign in the distance. Radiator. There is a feature fireplace with a tiled chimney breast and a raised tiled hearth extending to a display recess with shelf as well as an inset coal-effect, living-flame gas fire. An opaque glazed door opens to the aforementioned sun room and from the sitting room a door opens to the....

STUDY

A good home working space with a front facing double glazed window overlooking the sweeping front lawn and having good views towards countryside on the fringes of the village. Radiator. Ample space for shelving, desk and office furniture etc.

FIRST FLOOR LANDING

With doors to the upper floor rooms and a door opening to an extension of the landing area with a radiator and two front facing double glazed windows with some wonderful views across the higher parts of the village, taking in Humber Down. Radiator and access to eaves space.

FIRST FLOOR BEDROOM ONE

A good sized double bedroom with a panel ceiling and built-in bedroom furniture, comprising two wardrobes and two high-set chests of drawers. There is a walk-in dower window area with an inset dressing table with radiator beneath and access to eaves space. The double glazed window takes in some good views across parts of the village with glimpses of the Teign estuary and views towards rolling countryside beyond.

FIRST FLOOR BEDROOM TWO

With a side facing double glazed window having some views over the surrounding area and towards the higher parts of the village. Radiator and two sets of double doors open to good sized eaves storage spaces. Built in cupboard.

FIRST FLOOR WC

With an opaque double glazed window, a WC and a wall mounted wash hand basin with tiled surround and mirror over.

FIRST FLOOR BEDROOM THREE

A good sized double bedroom with a side facing double glazed window taking in some good views over the higher parts of the village and towards countryside above the Teign, as well as views towards Arch Brook. Radiator.

OUTSIDE

Casa Roma sits on a good sized and predominantly level plot which extends to just under a quarter of an acre. To the front of the property, approached from Cockhaven Road cast iron gates open to a brick paved driveway which extends to an under cover car port/entrance area at the side of the property, with these two spaces providing ample PARKING. In addition an electric "roll up" door opens to the ATTACHED GARAGE which has power and light, and a side facing opaque glazed window. Also to the front of the property, set beside the driveway there is a large front garden with an area of sweeping lawn and various inset and surrounding shrubs and flowering plants. The front garden is largely enclosed by panel fencing and walling. A pathway extends from the front of the property to the side where there is a good sized external store with a panel entrance door and an opaque glazed window. The side garden is also laid to lawn and extends to the rear where there is a good sized south-facing garden, again being

primarily laid to lawn with an inset magnolia and an area of bedding. Additionally there is a raised paved patio/terrace, partially enclosed by low-level walling. The back garden is primarily enclosed by walling, timber panel fencing and hedging.

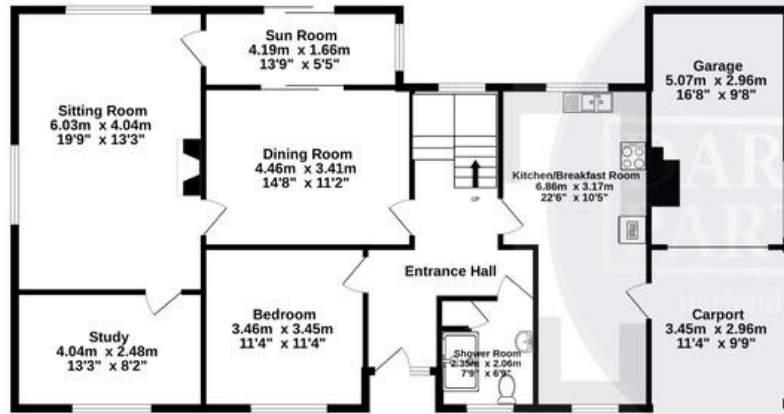
MATERIAL INFORMATION - Subject to legal verification

Freehold

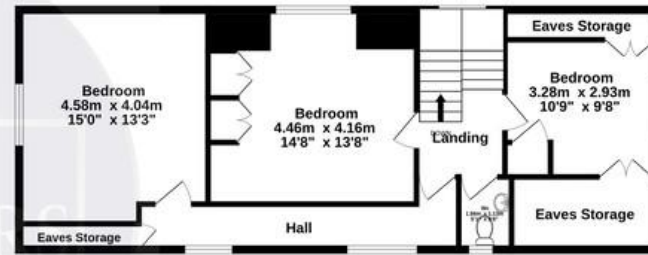
Council Tax Band F



Ground Floor
129.3 sq.m. (1392 sq.ft.) approx.



1st Floor
68.1 sq.m. (733 sq.ft.) approx.



TOTAL FLOOR AREA : 197.4 sq.m. (2124 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			81
(69-80) C			
(55-68) D		63	
(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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