



- A GOOD-SIZED, EXTENDED SEMI DETACHED PROPERTY
- POPULAR VILLAGE LOCATION
- SITTING ROOM WITH MULTI FUEL STOVE
- LARGE KITCHEN/DINING ROOM WITH INTEGRATED APPLIANCES
- CONSERVATORY AND UTILITY/CLOAKROOM WC
- FIVE BEDROOMS AND A MODERN FAMILY BATHROOM
- SOME GOOD ESTUARY VIEWS
- EXTENSIVE DRIVEWAY PARKING, CAR PORT, EV CAR CHARGING POINT AND A GARAGE
- GARDENS TO FRONT AND REAR

Newton Road, Bishopsteignton, TQ14 9PN

OIEO £505,000

A good-sized, extended semi-detached, south-facing property set on a predominantly level plot on the fringes of the popular estuary village of Bishopsteignton. Sitting room with multi fuel stove, large kitchen/dining room with integrated appliances, conservatory, cloakroom/WC, five bedrooms and a modern family bathroom. Extensive driveway parking, car port, garage and gardens front and rear. Some good estuary view. EV car charging point.



Property Description

SITUATION

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. 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

Merrivale, 6 Newton Road is a spacious, extended semi detached 1930's-style property with family-sized accommodation and some good views towards the estuary from the upper floor. The accommodation comprises; an entrance porch opening to an entrance hall, which in turn opens to an inner hallway. The sitting room is an attractive room with a bay window and a feature fireplace with A multi-fuel burning stove. The kitchen/dining room is a good-size with the kitchen area having attractive units and a range of integrated appliances and there is a conservatory to the rear of the property, as well as a cloakroom/utility area. To the upper floor there are five good-sized bedrooms and a modern family bathroom. The property is south-facing and has a large front garden, being laid to lawn with an expansive parking area beside, providing parking for several vehicles. The driveway opens to an open car port which is set beneath the extended part of the property and with the driveway extending through the car port to the rear where there is a garage and an enclosed rear garden with lawn and terraces.





From the entrance area and driveway, paved steps rise to a uPVC double glazed entrance door opening to an....

ENTRANCE PORCH

With front and side facing uPVC double glazed windows having some outlook over the surrounding area towards hills above the Teign Estuary. Two low level cupboards, coat hooks, wall light and exposed brick-work. A uPVC opaque double glazed inner door opens to the.....

ENTRANCE HALL

Timber effect laminate flooring, side facing window and door opening to a LOBBY AREA with radiator and stairs to the upper floor. Picture rail. A part glazed inner door opens to the...



INNER RECEPTION HALL

With timber effect laminate flooring, a radiator and a picture rail. A door opens to a good sized under stairs store cupboard, being part shelved and with an opaque glazed window and coat hooks. Panel doors open to the principal downstairs rooms.

SITTING ROOM

An attractive room with a picture rail and a walk-in uPVC double glazed, front-facing bay window having some good views over the front garden towards countryside above the Teign estuary and parts of Shaldon in the distance. Feature fireplace with minster-style surround and mantle over, a raised hearth with fender and there is an inset multi-fuel burning stove. Radiator.



KITCHEN/DINING ROOM

The dining area is a good-sized entertaining space with spotlights to the ceiling, a radiator and a glazed door opening to the conservatory at the rear. The dining room also has timber effect laminate flooring, which extends through to the kitchen area. The kitchen and dining spaces are partially separated by a breakfast bar with cupboards beneath and a feature timber block surface. The kitchen area is fitted with an attractive range of floor and wall mounted units with light blue

cupboard door and drawer fronts, extensive areas of timber block work surface with feature tiled surrounds and an enamel single drainer, one and a quarter bowl sink unit with mixer tap. Built in five-ring gas hob with filter over, built in double oven/combination grill, built in dishwasher and a built in fridge/freezer. Side facing uPVC double glazed window, spotlights to ceiling and a high level cupboard housing electricity meter and trip switches.

CONSERVATORY

A good size space with a sloping polycarbonate ceiling and large uPVC double glazed windows with a sliding uPVC double glazed panel in between and a uPVC double glaze door opening to the back garden. Radiator, ceramic floor tiles. A panel door opens to a ...

CLOAKROOM/UTILITY SPACE

With tiled walls, side facing opaque glazed window, unit with area of rolled edge surface with inset wash hand basin and cupboard beneath and WC beside. Space and plumbing for automatic washing machine, ceramic floor tiles, cupboard housing wall mounted Ideal boiler supplying gas fired central heating.

FIRST FLOOR LANDING

Set out in two parts with a feature timber balustrade above the stairwell and hinged access to a good sized loft space. Panel double doors open to a good sized store cupboard with further cupboard above. Feature panel doors to the principal upper floor rooms.

BEDROOM ONE

With a front facing uPVC double glazed window overlooking the surrounding area and having good views towards the Teign estuary, parts of Shaldon and the rolling hills beyond. Picture rail, good range of built in furniture comprising two double wardrobes, cupboards and a dressing table with further cupboards beneath. Radiator.

BEDROOM TWO

A spacious dual aspect room, sitting in the extended part of the house with a front facing large uPVC double glazed window with good views over the surrounding area, taking in

views towards the Teign estuary, parts of Shaldon and the rolling hills beyond. A side facing uPVC double glazed window also having some outlook. Radiator and two built in double wardrobes.

BEDROOM THREE

Another spacious room with a built in double wardrobe and a rear facing uPVC double glazed window having good views towards the higher parts of the village, countryside beyond and Humber Down woods. Radiator.

BEDROOM FOUR

Currently in use as a study, with a front facing uPVC double glazed window having good views towards the Teign estuary and beyond, as described. Radiator and picture rail.

BEDROOM FIVE

Another good sized room with a side facing large uPVC double glazed window having some outlook and glimpses of the estuary. Radiator.

FAMILY BATHROOM

With attractive full height tiling to the walls and a modern three piece suite comprising a part curved panel bath with attached shower screen and shower over with dual heads and dual controls as well as a mixer tap, WC and a vanity unit with inset large rectangular wash hand basin with mixer set and cupboard beneath. Two rear facing uPVC opaque double glazed windows, shaver light, shelf and a ladder-style radiator/towel rail.

OUTSIDE

To the front of the property there is a large expanse of gravel driveway providing PARKING for numerous vehicles with a lawned front garden beside and with the front garden and driveway area being enclosed by panel fencing, stone walling and natural borders. There are bamboos, camellias and a palm tree. To the side of the property, sitting below the extended part of the building, there is an open car port with feature brick pillars laid to tarmac with a log store, an external meter cupboard and EV car charging point. The driveway extends through the car port to the rear of the property where there is a DETACHED GARAGE, with a pitched roof, a metal

up and over door and power points. Also to the rear of the property there is a good sized garden, being primarily laid to lawn with a gravel seating area beside the garage and a raised paved seating area with a further area of lawn beside. The back garden is primarily enclosed by panel fencing and there is an additional paved area immediately behind the conservatory.

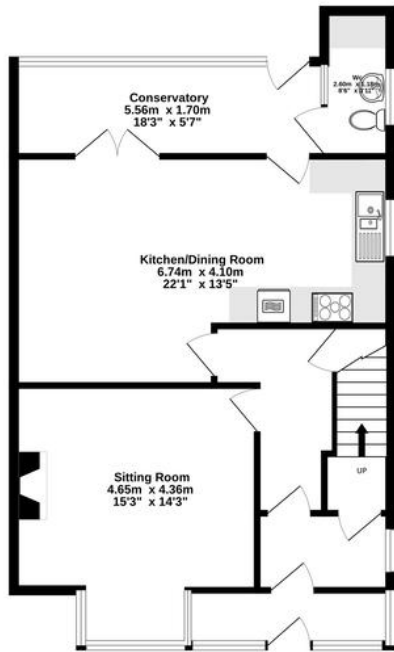
MATERIAL INFORMATION - Subject to legal verification

Freehold

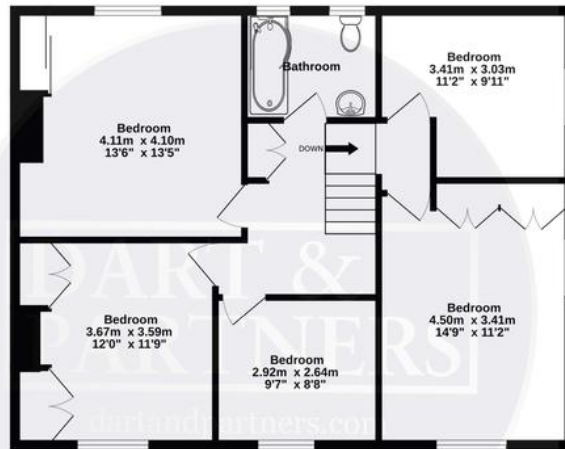
Council Tax Band E



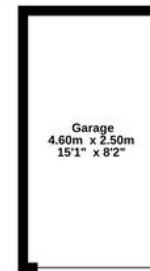
Ground Floor
66.7 sq.m. (750 sq.ft.) approx.



1st Floor
78.1 sq.m. (837 sq.ft.) approx.



Garage
11.5 sq.m. (124 sq.ft.) approx.



TOTAL FLOOR AREA : 157.3 sq.m. (1693 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		
(69-80)	C		78
(55-68)	D	60	
(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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