



- A WELL PRESENTED COTTAGE SET IN THE HEART OF SHALDON
- SITTING ROOM WITH FEATURE FIREPLACE
- STYLISH MODERN KITCHEN
- TWO BEDROOMS AND MODERN BATHROOM
- ENCLOSED COURTYARD GARDEN
- SECONDARY COURTYARD AREA AND USEFUL OUTSIDE STORE

**Middle Street, Shaldon, TQ14 0DR**

**Guide Price £325,000**

A charming cottage set in a "tucked away" position in the heart of Shaldon, not much more than a stone's throw away from the village amenities and the beach. Sitting room with feature fireplace, stylish modern kitchen, two bedrooms, modern bathroom, enclosed courtyard garden, secondary courtyard and a useful outside store.



## Property Description

### LOCATION

15 Middle Street is charmingly set in a "tucked away" position adjacent to an appealing open square known locally as "Sunny Patch". Village amenities and the beach are all not much more than a stone's throw away. 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.

### DESCRIPTION

15 Middle Street is an attractive, recently refurbished cottage set in a "tucked away" position right in the heart of Shaldon. The accommodation comprises a sitting room with a feature fireplace, a recently refitted and stylish modern kitchen with some integrated appliances, two bedrooms and a recently refitted modern bathroom. Outside there is an appealing enclosed paved courtyard, there is a second small courtyard area and a useful open outside store.

From the entrance area, a feature panel stable entrance door is approached which in turn opens to the.....

### SITTING ROOM

A lovely space, rich in charm with good quality timber effect flooring and a front facing uPVC double glazed box bay window with window seat and cupboards below overlooking





the courtyard garden and the surrounding area. There is a feature fireplace with a stone surround, a raised brick hearth as well as a beam and a display shelf over. Feature wall lights, radiator and there is a shelved recess.

From the sitting room, an opening leads through to a....

#### **LOBBY AREA**

With turning stairs having an under stairs cupboard rising to the first floor, and with this space opening to the.....

#### **KITCHEN**

The kitchen has been relatively recently refitted with a good quality and stylish range of floor mounted units with ample areas of square edge work surface and feature tiled surrounds. There is an inset Lamorna ceramic hob with oven beneath, a built-in dishwasher and a built-in fridge with a small freezer compartment. Spotlights to ceiling, radiator and space and plumbing for a washing machine.

#### **FIRST FLOOR LANDING**

With a feature balustrade and a corner set linen cupboard with slatted shelving. There is a small opaque glazed window and a display recess above the stairwell. Panel doors to.....

#### **BEDROOM ONE**

Another appealing room with a front facing uPVC double glazed window having views over the surrounding towards woodland on the fringes of the village. A cupboard with a louvre doors houses the Ideal boiler supplying central heating. Radiator.

#### **BEDROOM TWO**

With a front facing uPVC double glazed window also having views across parts of the village towards woodland. Radiator and there is a built in cupboard.

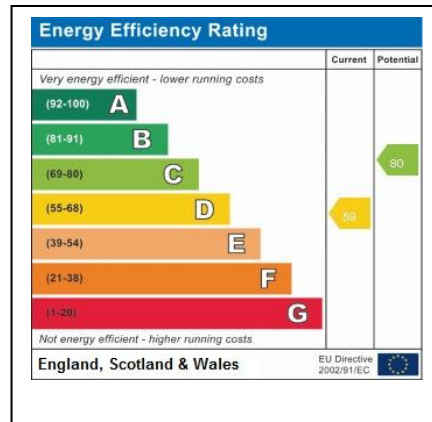
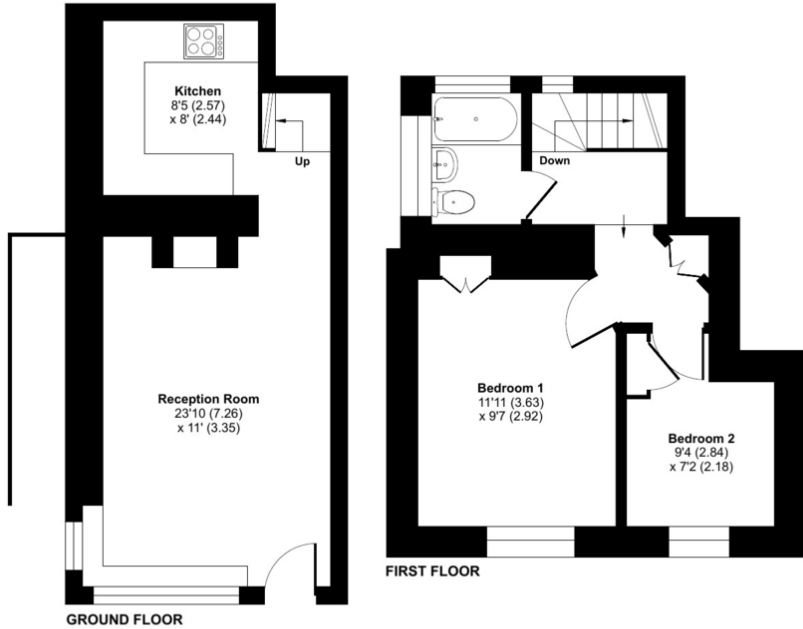
#### **BATHROOM**

The bathroom has been recently refitted with an attractive three piece suite with full height marble effect ceramic tiled surrounds. The suite comprising a three quarter length P-



# Middle Street, Shaldon, Teignmouth, TQ14

Approximate Area = 613 sq ft / 56.9 sq m  
For identification only - Not to scale



shaped bath with attached shower screen and dual controls above, a pedestal wash hand basin and a WC. Two uPVC opaque double glazed windows, extractor fan and a ladder-style radiator/towel rail.

## OUTSIDE

Outside, to the front of the property there is a courtyard style garden, which is paved and enclosed by panel and picket fencing with a gate opening out onto the shared driveway approach. Beside the front garden, a further timber gate opens to a further area of courtyard, which opens to a useful under cover store, ideal for storing bicycles, paddleboards etc and there is room to store a small dinghy/tender in the smaller courtyard area. The courtyards could potentially be combined to create parking if required.

MATERIAL INFORMATION - Subject to legal verification

Freehold  
Council Tax Band C

## DISCLAIMER:

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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2023. Produced for NXMVE Group Ltd (Nexmove). REF: 977085



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