



- A WELL PRESENTED 1920's BUILT END OF TERRACE PROPERTY
- CLOSE TO THE VILLAGE AMENITIES AND THE ESTUARY FORESHORE
- SITTING ROOM, DINING ROOM AND STUDY
- CLOAKROOM/WC AND KITCHEN
- THREE BEDROOMS, BATHROOM AND SEPARATE SHOWER ROOM
- SIDE AND REAR DECKED COURTYARDS AND A LARGE STORAGE SHED
- NO ONWARD CHAIN!

Bridge Road, Shaldon, TQ14 0DD

£380,000

A good sized and well presented 1920's built end of terrace property. Sitting room, dining room with feature fireplace, study, cloakroom/WC, kitchen, three bedrooms, bathroom and separate shower room. Side and rear courtyard area and a large storage shed. Close to the village amenities and the estuary foreshore. No onward chain!



Property Description

SITUATION

6 Bridge Road sits in a good position, being a relatively short and level walk away from the village centre as well as the estuary beach and foreshore. Shaldon 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

6 Bridge Road is a 1920's built end of terrace property offered to the market for the first time in many years. The property has well presented accommodation arranged over three storey. An entrance hall opens to the sitting room, which has a feature box bay window and there is a separate dining room with a feature fireplace with grate for open fire. Leading off the dining room there is a study area which opens to a lobby area with a cloakroom/wc. Set at the rear of the property there is a modern kitchen which opens to and inter-acts well with the outside spaces. At first floor level there are two bedrooms and a modern shower room and, on the upper floor there is a further bedroom and a modern bathroom. Outside, the property has rear and side courtyards, one of which provides a pleasant outside entertaining area. Additionally there is a large timber store shed with power and light.



To the front of the property, approached from Bridge Road, a pathway leads to the side entrance canopy where there is



also gated access to the courtyard at the rear. A feature composite and part double glazed entrance door opens to the....

ENTRANCE HALL

With a high level meter cupboard, turning stairs rise to the upper floor, radiator and there is a useful understairs storage recess with shelf.

SITTING ROOM

An attractive light space with a front facing uPVC double glazed box bay window, having some outlook over the surrounding area taking in the street scene etc. There is a radiator with a recessed display shelf above and a feature ornamental fireplace with a timber surround, a raised hearth and an inset electric fire.

DINING ROOM

The dining room is another good sized space with an angled chimney breast having a feature 1920's style fireplace with carved timber surround, display shelf and mantle over as well as a tiled hearth, an arched tiled inset and an inset grate for an open fire. There are two side facing uPVC double glazed windows, one of which overlooks the courtyard garden. Radiator, picture rail and shelved display recess.

STUDY

A useful inter-connecting space with space for a desk, a uPVC double glazed window, a radiator and a cupboard houses the Worcester boiler supplying central heating. Additionally there is a useful shelved pantry.

LOBBY AREA

With an area of timber effect roll edge surface with space for an appliances beneath and a white wood grain effect door opens to a.....

CLOAKROOM/WC

With a uPVC opaque double glazed window, a WC and a corner set wash hand basin with mixer tap and tiled surround. Ladder style radiator/towel rail.

KITCHEN

The kitchen is fitted with a modern range of floor and wall mounted units with feature panel style cupboard door fronts. There are extensive areas of laminate, roll edge work surface with tiled surrounds and an inset single drainer stainless steel sink unit with mixer tap. There is space for an electric cooker, space and plumbing for an automatic washing machine with space and plumbing for a dishwasher beside. There is also an integrated fridge and freezer. Radiator, Strip lights and rear and side facing uPVC double glazed windows. A uPVC double glazed door opens to outside at the rear of the property.

FIRST FLOOR LANDING

With panel doors to the first floor rooms and a side facing uPVC double glazed window with some outlook over parts of the village and woodland on the fringes of the village. Turning stairs with feature brickwork and a display shelf above rise to the upper floor. Picture rail.

BEDROOM 1

With a picture rail and with this room being a dual aspect space with front and side facing uPVC double glazed windows having some views over parts of the village. Radiator.

BEDROOM 2

With a rear facing uPVC double glazed window having some far reaching open views across rooftops towards parts of Teignmouth in the distance. Radiator and picture rail.

SHOWER ROOM

The shower room has a modern three piece suite with full height tiled surrounds, comprising a shower cubicle with dual heads and dual controls, a small vanity unit with an inset wash hand basin and cupboard beneath and a WC. Ladder style radiator/towel rail and there is a side facing uPVC opaque double glazed window

UPPER FLOOR LANDING

With a side facing uPVC double glazed window and panel doors to.....

BEDROOM 3

With a front facing uPVC double glazed dormer window having some outlook over the surrounding area. Radiator and coat hooks.

BATHROOM

With a rear facing uPVC double glazed window having some far reaching views over the surrounding area. The bathroom is fitted with a modern three piece suite comprising a panel bath with a full height tiled surround and a shower attachment on the mixer set, there is a vanity unit with inset wash hand basin and a tiled surround and a WC. Extractor fan and ladder style radiator/towel rail.

OUTSIDE

To the rear of the property there is a well proportioned courtyard style garden enclosed by character stone walling. The area immediately behind the house is laid to two tiers of decking with a further lower area of decking and a large timber store shed with power points and a light. In addition, there is a side courtyard area with a pathway and a further area of decking, ideal for the placement of garden furniture etc. Additionally there is outside lighting, a wall mounted meter cupboard and a bin store area. A pathway leads to a gateway which in turn leads back to the front entrance area.

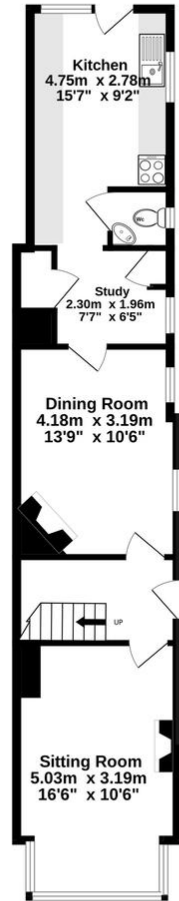
MATERIAL INFORMATION - Subject to legal verification

Freehold

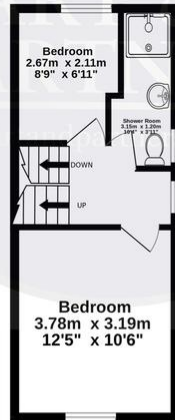
Council Tax Band D



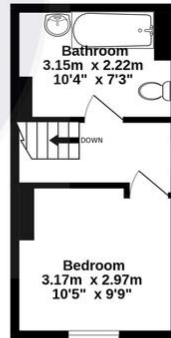
Ground Floor
51.1 sq.m. (550 sq.ft.) approx.



1st Floor
25.9 sq.m. (279 sq.ft.) approx.



2nd Floor
19.9 sq.m. (214 sq.ft.) approx.



TOTAL FLOOR AREA : 96.9 sq.m. (1043 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	57	
(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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