



- A 1920'S-BUILT RESIDENCE WITH OUTSTANDING SEA AND ESTUARY VIEWS
- SET IN ONE OF SHALDON'S MOST SOUGHT AFTER LOCATIONS
- PLANNING CONSENT FOR TWO STOREY EXTENSIONS TO THE FRONT AND REAR
- ENTRANCE PORCH AND SITTING ROOM/RECEPTION
- KITCHEN, GROUND FLOOR BATHROOM AND SUN ROOM
- TWO BEDROOMS AND MATURE GARDENS TO THE FRONT AND REAR
- ADDITIONAL PARCEL OF LAND PROVIDING EXTENSIVE PARKING

Broadlands, Shaldon, TQ14 0EH

£550,000

A charming 1920's built mid-terrace property set in one of Shaldon's most sought after locations, close to the village amenities and beaches. Outstanding sea and estuary views. Entrance porch, sitting room/reception, kitchen, bathroom, sun room and two bedrooms. Mature gardens front and rear and an additional portion of amenity land/parking. Detailed planning consent for two storey extensions to the front and rear.



Property Description

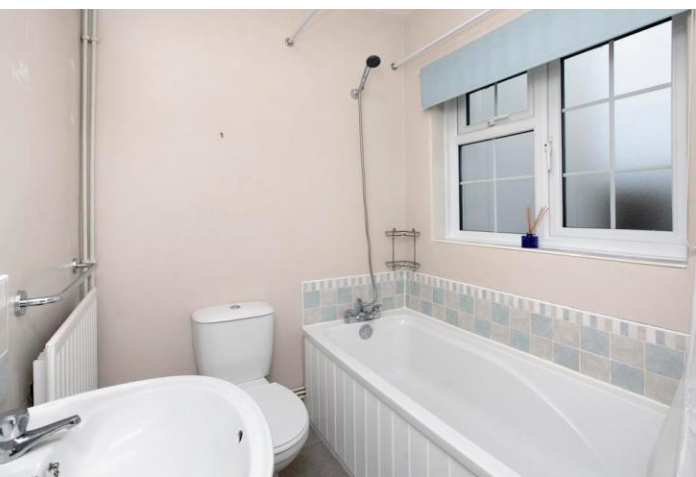
LOCATION

12 Broadlands is perfectly set in one of Shaldon's most sought after residential locations in an elevated position close to the village amenities and the beach and near the famous botanical gardens. 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

Available to the market for the first time in a number of years, 12 Broadlands is an attractive mid terrace 1920's-built property. The owners have, in March of this year obtained planning consent (Teignbridge Reference: 22/02076/HOU) to create two storey extensions to the front and rear elevations to create a more contemporary-style three bedroom dwelling. The accommodation currently comprises an entrance porch with a store, a reception/sitting room, an inner hallway, a ground floor bathroom, a ground floor kitchen and a large sun room. To the upper floor there are two





bedrooms. The windows and outside spaces at the rear of the property have truly breathtaking views across the Teign estuary towards Teignmouth harbour and also take in a broad sweep of the surroundings to include the Little Haldon hills as well as the East Devon and the Dorset coastlines. Outside to the front of the property there is a mature front garden and a courtyard area. Outside to the rear there is a further mature garden with terraces and, beyond this the owners have recently acquired an additional portion of rectangular land, partially enclosed by fencing with shared access from The Homeyards. This additional area provides plentiful parking.

To the front of the property, entrance steps rise to a uPVC opaque double glazed entrance door that in turn leads to the....

ENTRANCE PORCH

With ceramic floor tiles and front and side facing uPVC double glazed windows overlook the front garden. A low level cupboard houses the gas meter. A panel door opens to a useful, part-shelved store cupboard. A part glazed inner door opens to the....

RECEPTION/SITTING ROOM

This space has a front facing crittall window and a bay crittall window, both of which look through the sun room and take in outstanding views taking in a broad sweep of the river Teign Estuary, Teignmouth harbour, the Little Haldon hills, out to sea, and also taking in parts of the East Devon and Dorset coastlines. There are double radiator and single radiators, a low level recess with shelf, wall lights and a high-level cupboard houses the gas meter. Additionally there is a feature angled chimney breast with an inset fireplace, having a raised tiled hearth, a brick-work surround and an inset log

burning stove. A front facing uPVC double glazed window has some outlook over the surrounding area, there is a display recess with a further uPVC double glazed window and a store cupboard beneath. In addition there is a unit partially separating the reception area from the sitting room area with shelving beneath. There is a panelled ceiling and, from the sitting room area a panel door opens to an....

INNER HALLWAY

With a double radiator, turning stairs rising to the upper floor and doors to....

SUN ROOM

A large space, almost spanning the width of the rear of the property and whilst this room is in need of repair/replacement the multiple large windows take in truly outstanding views as described towards the Teign estuary, the Little Haldon hills, out to sea and along the East Devon and Dorset coastlines. Glazed timber framed double doors lead to the outside at the rear of the property.

KITCHEN

With a range of floor and wall mounted units with timber cupboard door and drawer fronts and areas of timber effect work surface with an inset single drainer, stainless steel sink unit and feature tiled surrounds. There is a front facing uPVC double glazed window with some outlook over the surrounding area, under surface space for a washing machine and a further under surface appliance space. Panelled ceiling, extractor fan, radiator and open shelf.

GROUND FLOOR BATHROOM

With a uPVC opaque double glazed window, spotlights to the ceiling and a wall mounted electric heater. There is a three piece white suite comprising a panel bath with tiled surround and shower attachment on the mixer set,

a WC and a pedestal wash hand basin. Ceramic floor tiles and a radiator.

FIRST FLOOR LANDING

With an over stairs cupboard having slatted shelving, a radiator and a panelled ceiling with access to the loft space. Doors to....

BEDROOM ONE

Approached by way of a lobby area with a Velux-style window having good estuary views and there is a recessed vanity unit with a wash hand basin set into an area of surface with cupboard beneath. Set beside this there is an eaves cupboard housing the hot water cylinder. From the lobby area an opaque glazed door leads into the bedroom space, this being a spacious room with panelled and sloping ceilings. A front facing uPVC double glazed dormer window takes in outstanding views towards the estuary, the sea and beyond as described. A Velux style window also has similar views. There are two radiators and a front facing uPVC double glazed window overlooks Broadlands and woodland in the distance. There is a recess with a display shelf and there are a good range of built-in cupboards/wardrobes with louvre doors and hanging rails. Wall lights.

BEDROOM TWO

With a panelled ceiling and a front facing uPVC double glazed Dormer window with some outlook over Broadlands and woodland beyond. There is a Velux style window with estuary views, a store cupboard and a radiator.

OUTSIDE

Outside to the front of the property a timber gate leads to shared steps, which in turn lead to private turning steps to the courtyard entrance area which is laid to hardstanding and there is a timber shed. Raised above

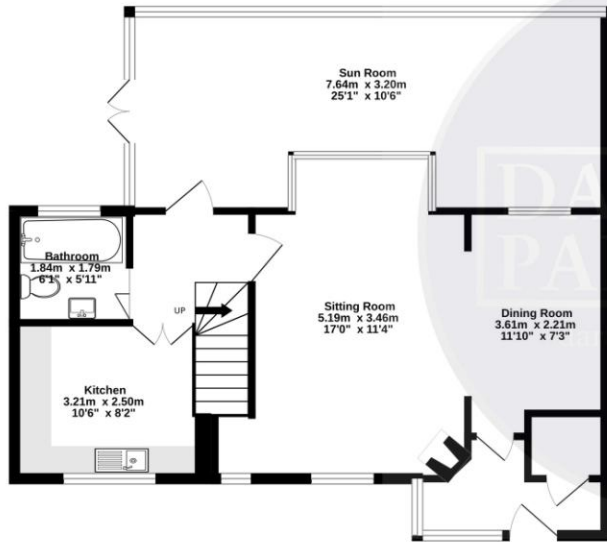
this, retained by stone walling there is a mature front garden laid to an area of lawn and enclosed by fencing and shrubs. Outside, to the rear of the property, approached from the aforementioned sun room, steps descend through paved terraces to the main expanse of garden, which is primarily laid to lawn with areas of bedding stocked with shrubs set above. The back garden is primarily enclosed by fencing and hedging. Beyond and adjoining the back garden the owners have recently acquired a further rectangular plot of land which has a shared access from The Homeyards, with this additional plot being partially enclosed by panel fencing and having steps down to it providing access. This area is laid to gravel and provides plentiful private parking.

MATERIAL INFORMATION - Subject to legal verification

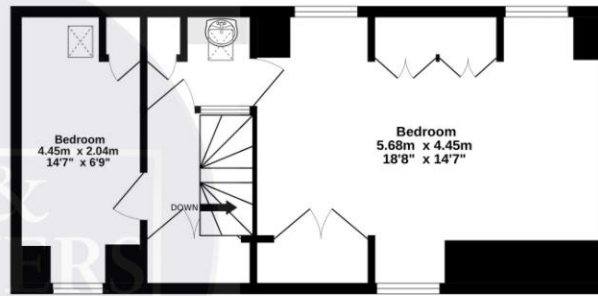
Freehold
Council Tax Band D



Ground Floor
67.3 sq.m. (724 sq.ft.) approx.



1st Floor
39.1 sq.m. (421 sq.ft.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

TOTAL FLOOR AREA : 106.4 sq.m. (1145 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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