



## Chaceley, Church Road, Bishopsteignton, TQ14 9QH

£850,000 Freehold

Unique Detached Residence • Nestled Within Its Own Grounds • In The Heart Of The Village • Four Bedrooms • Lounge & Separate Dining Room • Kitchen & Separate Utility • Conservatory • Downstairs Shower Room • Family Bathroom On First Floor • Ample Driveway Parking & Double Garage

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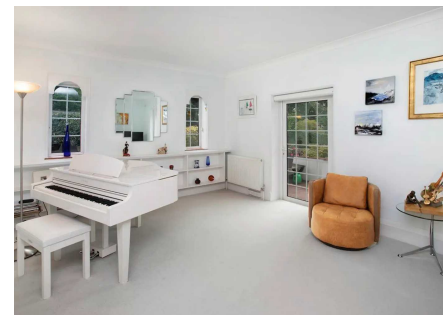
  
the key to your home



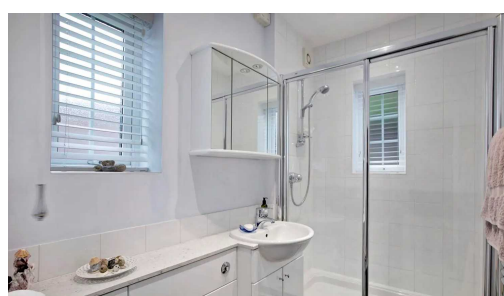
A glazed door with stained glass feature opens into the impressive and generous entrance hall with a window to the rear of the property and elegant staircase rising to the first floor. Doors lead off to the living room, dining room and downstairs shower room. The living room is flooded with light from two sets of doors out to the south facing terrace and gardens and two further feature arched windows to the front. There is a Carrara marble fireplace with granite hearth housing a gas stove. A door leads through to the conservatory with Italian tiled flooring, light and power and doors out to the garden. The dining room enjoys a bay window to the front of the property with window seat with storage below and a door leads through to the kitchen with ceiling spotlights, Italian tiled flooring and a range of white gloss units with granite worktop and matching upstand. There is an undermount sink with groove cut drainer, integrated Bosch microwave and electric oven, additional built in AEG electric oven, four ring gas hob with hood and extractor above and there is space for a fridge/freezer. Two windows overlook the garden and a door opens to the separate utility with floor to ceiling built in storage, plumbing and space for a washing machine, additional worktop and cupboard space and undermount sink with groove cut drainer.

The Vaillant boiler is mounted on the wall. A door from the utility leads out to the side garden. The modern shower room on this lower level fitted with ceiling spotlights comprises large shower cubicle, wash hand basin set in counter with storage below and concealed cistern WC. There are two obscure glazed windows, heated towel rail and extractor. Ascending the stairs to the first floor, there is a half landing and window flooding the area with natural light. The large landing has access to the loft space, doors off to the bedrooms and bathroom and there is a cupboard with shelving housing the hot water tank. Two large bedrooms overlook the side of the property giving a glorious south facing outlook over the gardens, the village Church and out over the estuary. One of the bedrooms has plentiful built in storage with hanging and shelving and another enjoys a balcony to sit and take in the rich scenery. A further bedroom overlooks the front of the property and another bedroom, currently used as an office, overlooks the rear. The family bathroom with ceiling spotlights comprises bath with shower over, wash hand basin in counter with storage below, concealed cistern WC. There are two obscure glazed windows and two heated towel rails.

Chaceley is surrounded in its own grounds behind gates with stone wall boundary. Through the gates is the ample herringbone driveway with ample parking leading to the double garage. A path leads through the garden, which is mainly laid to lawn with established plants and borders with a summerhouse, to the front entrance of the property. Facing out towards the garden, there are also French doors into the lounge and conservatory and there is a terrace to sit and take in the scenery and private and secluded setting whilst also being in the heart of this lovely village. Pathways wrap around the property to the rear and to the side where there is a further terrace housing a garden shed and which gives ample room for garden furniture and where there is access to the utility room. A gate leads out to Cockhaven Lane and there is a further pedestrian gate from the garden out to Church Road.



Imposing residence set within its own grounds with estuary views in heart of Bishopsteignton. Four beds, one with balcony, lounge, conservatory, modern kitchen & separate utility, downstairs shower room & family bathroom on upper level. Wrap around gardens, ample driveway parking and double garage.



**MEASUREMENTS:**

Lounge 27' 1" x 14' 10" (8.25m x 4.52m),

Dining Room 14' 9" x 9' 5" (4.49m x 2.87m),

Kitchen 12' 10" x 10' 2" (3.91m x 3.1m), Utility 10' x 5' 6" (3.05m x 1.67m),

Conservatory 14' 10" x 12' 1" (4.52m x 3.67m), Shower Room 7' 10" x 4' 11" (2.4m x 1.5m),

Bedroom 15' x 13' 1" (4.58m x 3.98m), Bedroom 13' 6" x 12' 2" (4.12m x 3.7m),

Bedroom 14' 1" x 8" (4.3m x 2.45m), Bedroom 10' 6" x 8' 1" (3.19m x 2.46m),

Bathroom 9' 4" x 8' (2.84m x 2.44m),

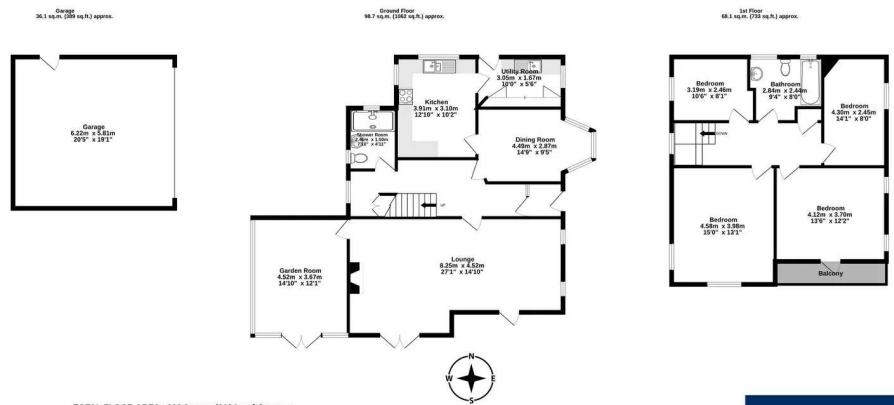
Garage 20' 5" x 19' 1" (6.22m x 5.81m)



Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D



**TOTAL FLOOR AREA : 202.9 sq.m. (2184 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	79
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		

