



- AN ATTRACTIVE 1930'S-BUILT SEMI DETACHED PROPERTY
- PERFECTLY SET, A SHORT AND LEVEL WALK AWAY FROM THE VILLAGE CENTRE AND ESTUARY BEACH
- GROUND FLOOR UNDER FLOOR HEATING
- ENTRANCE HALL AND SITTING ROOM
- RECENTLY REFITTED, STYLISH KITCHEN/DINING ROOM WITH SOME INTEGRATED APPLIANCES
- THREE BEDROOMS AND A MODERN BATHROOM
- PARKING AND AN ENCLOSED WEST FACING GARDEN WITH COMPOSITE DECK

Clifford Close, Shaldon, TQ14 0AD

£465,000

An attractive and traditionally-styled semi-detached 1930's-built property. Well positioned, a short and level walk away from Shaldon's village amenities and the beach. Underfloor heating to the ground floor. Entrance hall, sitting room with feature fireplace and a recently refitted, stylish kitchen/dining room with some integrated appliances and bi-folds opening to a terrace. Three bedrooms, modern bathroom, parking and a west facing enclosed garden.



Property Description

LOCATION

Fernlea is well located in a "tucked away" position, a short and level walk away from Shaldon's village amenities, the foreshore and the estuary beach. 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

Fernlea is an attractive and traditionally-styled 1930's-built semi-detached property. The appealing accommodation comprises a reception hall with stairs rising to the upper floor and there is under floor heating extending throughout the ground floor. The sitting room has a bay window and a feature fireplace, and the recently re-fitted kitchen dining room provides a fantastic focal point for day to day life. There are bi-fold doors opening to the west facing back garden and terrace, providing a good sense of inside/outside living and a stylish range of units with oak block work surfaces and some good quality integrated appliances. At upper floor level there are three bedrooms and a modern bathroom. Outside to the front of the property there is a front garden and a gravel parking area, with parking being at something of a "premium" this close to the village centre. Additionally there is the west-facing back garden, which is enclosed and has a raised composite deck, ideal for outdoor entertaining etc.

From Clifford Close a gravel and paved entrance area is approached leading to the uPVC opaque double glazed entrance door that in turn leads to the....

RECEPTION HALL

A welcoming and attractive space with good quality timber effect flooring having under floor heating, with the under floor heating extending throughout the ground floor. A side facing uPVC double glazed window overlooks the surrounding area and a turning staircase





with an understairs cupboard beneath and a feature balustrade rises to the upper floor. Panel and glazed doors to....

SITTING ROOM

The sitting room is an appealing room with a front facing uPVC double glazed bay window having some outlook over the surrounding area. There is a feature fireplace with tiled surround, hearth and fender and an inset grate for open fire. Picture rail and radiator.

KITCHEN/DINING ROOM

A fantastic space providing a "hub" for the house. The kitchen been recently refitted with a stylish and comprehensive range of high quality units with extensive areas of oak block work surface, feature cupboard door and drawer fronts and an under mounted one and a quarter bowl ceramic sink unit with mixer set. A side facing uPVC double glazed window takes in some good views over the surrounding area towards the Little Haldon Hills. There is a comprehensive range of built in appliances to include a dishwasher, a washing machine, a tumble dryer, a fridge/freezer and A Bosch microwave. A recess provides housing for a large range style stove with filter and spotlights over and a wall mounted cupboard houses the central heating boiler. There is a large island unit with an expansive area of oak block surface, extending to a breakfast bar and having integrated concealed power points. There are also spotlights with a dimmer switch and under cupboard down-lighters. Bi-fold doors open to the terrace and garden.



FIRST FLOOR LANDING

With a feature balustrade and a hinged access to the loft space with the loft space. A side facing uPVC double glazed window has good views over the surrounding area, taking in views towards the estuary and the Little Haldon hills above. Feature panel doors open to the upper floor rooms.

BEDROOM ONE

A good sized room with a front facing uPVC double glazed window having some outlook over the surrounding area. Picture rail and a feature bedroom fireplace with mantle over and inset cast iron grate.

BEDROOM TWO

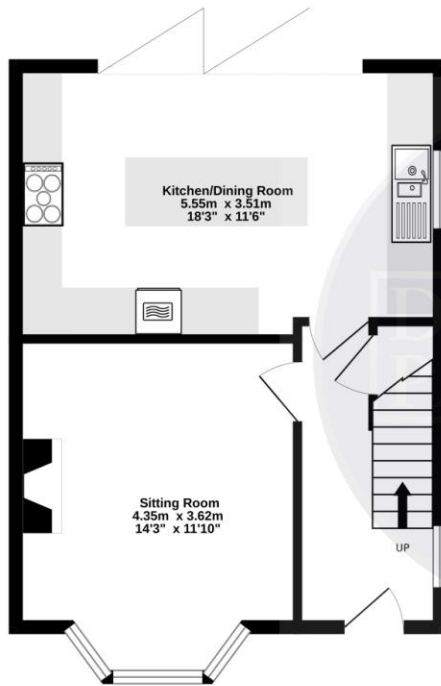
With a picture rail, recessed cupboards/wardrobes to either side of the chimney breast and a rear facing uPVC double glazed window has some outlook over the surrounding area.

BEDROOM THREE

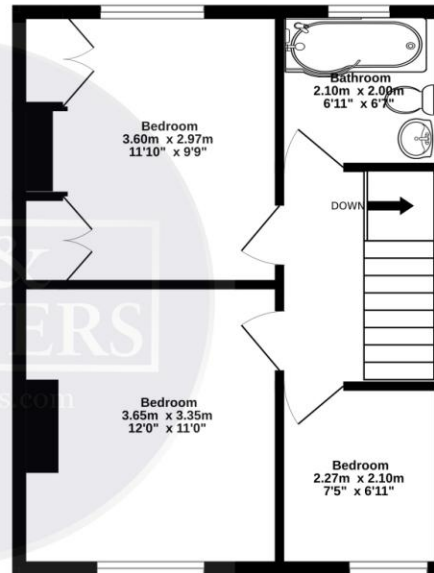
With a picture rail and a front facing uPVC double glazed window with some aspect over the surrounding area. Radiator.



Ground Floor
39.8 sq.m. (429 sq.ft.) approx.

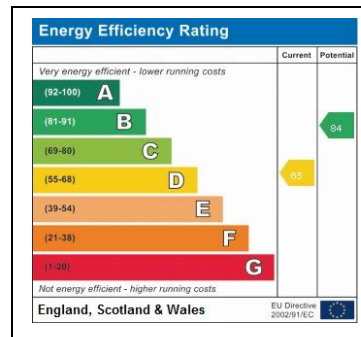


1st Floor
38.0 sq.m. (409 sq.ft.) approx.



TOTAL FLOOR AREA : 77.8 sq.m. (838 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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BATHROOM

With ceramic tiling to the walls and a modern three piece suite comprising a deep panel, part curved bath with curved shower screen and mixer set with shower attachment over, a WC and a pedestal wash hand basin. uPVC opaque double glazed window, timber effect flooring and a ladder style radiator/towel rail.

OUTSIDE

Outside, to the front of the property, approached from Clifford Close, there is a gravel **PARKING AREA** which extends to the side of the property and there is a pathway leading to a gate which in turn opens to the rear garden. Beside the parking area there is a front garden, partly enclosed by picket fencing and comprising a paved area as well as an area of bedding. Outside, to the rear of the property, there is an enclosed, west-facing back garden. Immediately behind the house there is a raised area of composite decking, ideal for outdoor entertaining etc. Beyond this the garden is primarily laid to lawn with a paved area and areas of bedding stocked with shrubs. There is a built in timber bench and a side area laid to paving and hardstanding where there is a timber shed. The back garden is primarily enclosed by walling, trellis and timber fencing. There is also an outside water tap and external meter cupboard.

MATERIAL INFORMATION - Subject to legal verification

Freehold
Council Tax Band D

AGENTS NOTE

In January 2021 planning consent was granted for a two storey side extension and loft conversion with rear dormer with Juliette balcony. Teignbridge planning reference: 20/02072/HOU



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