



- A SUBSTANTIAL EARLY 1800'S-BUILT TERRACED PROPERTY
- EXPANSIVE ACCOMMODATION ARRANGED OVER FOUR LEVELS
- MUCH CHARACTER AND CHARM AND SOME ORIGINAL FEATURES
- SITTING ROOM, DINING ROOM, KITCHEN/BREAKFAST ROOM AND UTILITY
- FOUR GOOD SIZED BEDROOMS
- MODERN BATHROOM AND SEPARATE SHOWER ROOM
- SOME GOOD VIEWS FROM THE UPPER FLOORS
- LARGE, ENCLOSED COURTYARD STYLE GARDEN
- PARKING FOR AT LEAST TWO VEHICLES

Ringmore Road, Shaldon, TQ14 0AA

OIEO £550,000

A substantial, Grade II listed Georgian property set a short and level walk away from the village amenities and beach having much character and charm, along with versatile accommodation arranged over four storeys. Entrance hall, sitting room, dining room, kitchen/breakfast room, utility room, four bedrooms, modern bathroom and separate shower room. Large enclosed courtyard style garden and ample parking.



Property Description

LOCATION

4 Ringmore Road is ideally set a short and level walk from Shaldon's amenities, along with the estuary beach and foreshore. 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

4 Ringmore Road is a fine Georgian town house style property with expansive and versatile accommodation arranged over four storeys. The property has a good degree of character and charm, along with some attractive original features. At entrance level there is a reception hall which opens to the sitting room, which has a feature fireplace with a marble surround. Also at entrance level there is a double bedroom. On the first floor level there are two good sized double bedrooms with feature fireplaces, along with the modern family bathroom, and a separate WC. On the second floor there is a sizeable attic bedroom, this being a lovely space with exposed trusses and a domer window having good views over the surrounding area towards the estuary. On the lower ground floor there is an attractive, rustic-style kitchen/breakfast room with some integrated appliances and oak block work surfaces, with this space opening to the good sized dining room and with these spaces combining to provide good options for entertaining etc. There is also a useful lower





ground floor utility/boot room which opens to the outside and a shower room, ideal if coming in from a day on the beach etc. The property has yielded good income from holiday letting over the years and, subject to consent could potentially and informally be split into two self-contained units. Outside to the front of the property there is a paved front garden and, to the rear there is an unexpectedly large courtyard-style garden with an undercover area and with the garden being largely enclosed by feature stone walling. The courtyard garden also opens to a parking area with two parking spaces, with parking being at something of a "premium" in Shaldon.

To the front of the property gated access opens to a pathway with an attractive paved front garden beside partially enclosed by hedging. A period panelled open entrance porch with outside light leads to the panel entrance door, which in turn opens to the....

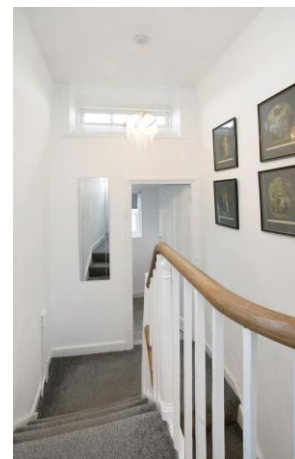


RECEPTION HALL

An attractive and welcoming space with timber effect flooring, a radiator and stairs with a period style balustrade rise to the upper floor. There is a high level meter cupboard and trip switches and panel doors open to the entrance level rooms.

SITTING ROOM

A particularly lovely room with period charm having a front facing small paned, sliding sash window overlooking the front garden and street scene, wall lights and a feature fireplace with a marble surround, scrolls and mantle over along with a cast iron inset and grate.



ENTRANCE LEVEL BEDROOM

A good sized bedroom with a rear facing window overlooking the back garden and having some views beyond towards the countryside above Teignmouth. There is a feature cast iron fireplace with recessed cupboards to either side, as well as a feature shelved recess and a double radiator.

HALF LANDING

With stairs having a feature balustrade rising to the first floor landing and a panel door opening to....

CLOAKROOM WC

With a rear facing opaque glazed window, a pedestal wash hand basin, a WC and a radiator.

FIRST FLOOR LANDING

With a door opening to turning stairs rising to the second floor and a further door opening to a large under stairs cupboard. There is a high level window above the stairwell along with panel doors to the first floor rooms.

FIRST FLOOR BEDROOM ONE

Another appealing room with a front facing small paned sliding sash window having some good views over the surrounding area towards woodland on the fringes of the village. Feature fireplace with painted timber surround, mantle over and a cast iron inset. Recessed built-in cupboard with drawer beneath. Double radiator.

FIRST FLOOR BEDROOM TWO

A good sized room with a rear facing, small paned sliding sash window having some good views over the surrounding area towards the Little Haldon hills and Humber Down. A corner set airing cupboard has panel doors, slatted shelving and houses the hot water cylinder and there is a further recessed cupboard with a drawer set beneath. Fireplace with painted timber surround and mantle over and a cast iron inset. Double radiator.

FAMILY BATHROOM

With a front facing, small paned sliding sash window overlooking the street scene and beyond and a modern two-piece suite comprising a panel bath with vinyl surrounds, attached shower screen and electric shower over along with a pedestal wash hand basin. Radiator and shaver point.

ATTIC BEDROOM

A characterful and spacious dual aspect room with exposed truss and beams and access to eaves storage space. A uPVC double glazed dormer window has far reaching views across rooftops, taking in views towards parts of Teignmouth, the rolling hills above, Humber Down, and also having views towards the Teign estuary in the west, A front facing uPVC double glazed window also has some outlook. Radiator.

From the reception hall, a panel door opens to a....

LOBBY AREA

With a rear facing window overlooking the garden and, from here timber open tread stairs descend to the kitchen/breakfast and dining rooms.

KITCHEN/BREAKFAST ROOM

The kitchen/breakfast room is fitted with an attractive, rustic-style range of floor mounted units with extensive areas of oak block work surface. There is a built-in four-ring gas hob, a built in double oven and a recess for a fridge/freezer. There is a wall mounted contemporary style radiator and an attractive, rustic-style timber sideboard unit with multiple drawers and timber surface. Two small paned sliding sash windows with deep sills overlook the back garden, there is space and plumbing for a dishwasher, open shelves and a feature arched small paned window affords some additional borrowed light to the dining room. A peninsula unit with a modern light above has an expansive area of oak block surface which extends to a breakfast bar and has an inset single drainer stainless steel sink unit with mixer tap. Additionally there is a broom cupboard.

DINING ROOM

An attractive room and a good entertaining space interacting well with the kitchen and outside spaces, front facing arched small paned coal chute style window with external mirror affording refracted light, corner set cupboards with feature panel doors, dado height panelling to the walls, fireplace with raised hearth upon which there is a coal effect gas stove with recessed mirror over, radiator with ornate cover.

REAR PORCH/UTILITY

With a stable-style door with glazed panel opening to the outside at the rear and an area of laminate roll-edge surface with under surface space and plumbing for washing machine as well as having the under surface wall mounted boiler supplying central heating. Double radiator, small paned window and coat hooks. From here, a panel door opens to the....

GROUND FLOOR SHOWER ROOM

The shower room is fitted with a modern three piece suite, comprising an open shower cubicle with large glazed screen and feature shower unit, a vanity unit with inset wash hand basin, cupboard beneath and shelf above and a WC. Vinyl wall panels and a small-paned opaque glazed window. Radiator.

OUTSIDE

In addition to the aforementioned paved front garden, to the rear of the property there is a good-sized courtyard-style garden. The aforementioned stable door from the utility opens to an under cover area with feature timber-work and polycarbonate canopy, with this space being laid to hardstanding and opening to the remaining areas of outside space, which are unexpectedly large and being laid to hardstanding, paving and stone chippings. There is an external shed and water tap and the outside space at the rear is primarily enclosed by rustic stone walling, trellis and panel fencing. A gate opens to a gravel parking area which provides parking for at least two vehicles and which is approached from a service lane at the rear of the house.

MATERIAL INFORMATION - Subject to legal verification

Freehold

Council Tax Band N/A (Currently on business rates)

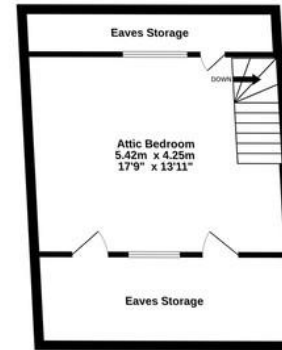
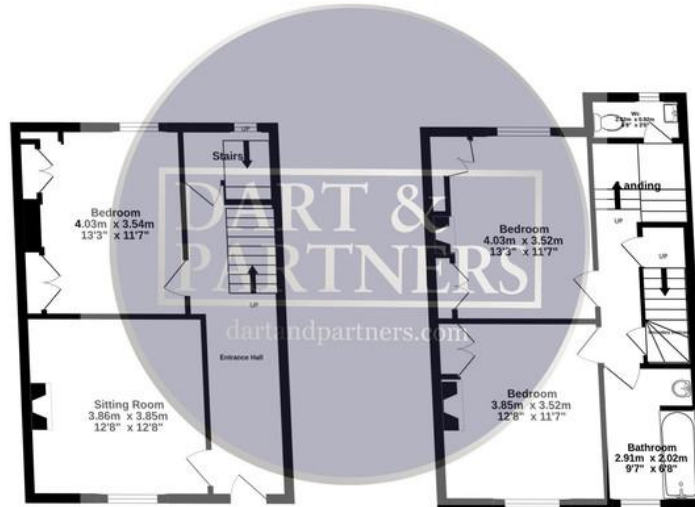


Basement Level
50.1 sq.m. (539 sq.ft.) approx.

Ground Floor
42.9 sq.m. (462 sq.ft.) approx.

1st Floor
44.3 sq.m. (477 sq.ft.) approx.

Attic Bedroom
38.7 sq.m. (417 sq.ft.) approx.



TOTAL FLOOR AREA : 176.0 sq.m. (1895 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		
(69-80)	C		80
(55-68)	D	56	
(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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