



- A BEAUTIFULLY APPOINTED DETACHED RESIDENCE WITH BREATHTAKING ESTUARY VIEWS
- TRIPLE ASPECT SITTING/DINING ROOM WITH LOG BURNER
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- PRINCIPAL BEDROOM SUITE WITH A DRESSING AREA AND A LARGE LUXURY EN-SUITE
- THREE FURTHER BEDROOMS AND MODERN FAMILY BATHROOM
- PHOTOVOLTAIC PANELS AND AN EV CAR CHARGING POINT
- MATURE LANDSCAPED GARDENS AND TERRACES
- GARAGE AND UNDERCROFT

**Bronescombe Avenue, Bishopsteignton, TQ14 9SR**

**OIEO £550,000**

A beautifully presented and extended detached property set in a "tucked away" position in this popular estuary village and having outstanding views towards the estuary and Dartmoor. Sitting/dining room with log burner, stylish kitchen with integrated appliances, spacious principal bedroom suite with dressing area and a large luxury en-suite shower room. Three further bedrooms and a modern family bathroom. Mature landscaped gardens and terraces, garage and undercroft. Photovoltaic panels and an EV car charging point.





## Property Description

### LOCATION

25 Bronescombe Avenue is enviably set in a "tucked away" part of on the private road section of Bronescombe Avenue. Bishopsteignton is a desirable village with a strong sense of community, being set above and beside the beautiful Teign Estuary. The village has many local amenities to include a post office/store, a chemist, a garden centre, a church, a village hall, two public houses, a local real ale brewery, a vineyard and the Cockhaven Arms. Additionally there is a well-regarded primary school. The seaside town of Teignmouth is around 2 miles away, with its promenade having a classic Georgian crescent, a sandy beach and a wide range of shops and amenities to include, a mainline railway station, a secondary school, Trinity School offering private education and many cafes and restaurants etc. The estuary offers good boating opportunities and Teignmouth golf course is only 1 mile away. Good accessibility is enjoyed to the A380, making for a fast commute to the cathedral city and county town of Exeter with its International Airport and University.

### DESCRIPTION

25 Bronescombe Avenue is an attractive, detached split level property that has been extensively improved in recent years. There are an array of photovoltaic panels set on both the front and rear roof pitches, a storage battery and an EV car charging point. The property sits on a predominantly west facing plot and the outside spaces and windows, particularly on the front elevation have truly breathtaking views that take in a broad sweep of the Teign Estuary, countryside on the higher reaches of the village and good views towards Dartmoor in the west. The appealing accommodation has a welcoming reception hall set out on two levels, the free flowing sitting/dining room is an attractive dual aspect space taking full advantage of the outstanding views and also having a feature fireplace in the sitting area with a large log burning stove. The dining space opens to the kitchen, which is fitted with a comprehensive range of modern units as well as having good quality integrated appliances. There are three good size bedrooms set just above the entrance level, one of which has







estuary views and is currently in use as a study, along with the modern family bathroom. The principal upper floor bedroom suite is a truly outstanding feature of the house with this room being set out in different parts and having excellent views through skylights and a dormer window as described. There is a good range of built in bedroom furniture, dressing areas and a raised bedroom space. There is also a luxury en-suite shower room set out on two levels with under floor heating and a wet room style shower area. Other notable features are the entrance terrace, which provides a wonderful outdoor entertaining space and a good spot to contemplate the views and surroundings, there is a single garage with power and light and an undercroft providing useful storage and housing the central heating boiler.



From the decked entrance terrace double uPVC and panel double glazed doors open to the....

#### **ENTRANCE PORCH**

A feature oak veneer and part glazed inner door with opaque glazed side panel beside opens to the....

#### **SPLIT-LEVEL RECEPTION HALL**

With a contemporary style staircase rising to the upper hallway level and also extending to the upper floor. Under stairs cupboard housing the electricity meter and trip switches. Radiator and a large cloaks cupboard with shelf. Coving to ceiling, spotlights, feature oak and glazed doors to the principal rooms and oak framed part glazed double doors open to the....



#### **PRINCIPAL RECEPTION ROOM**

A fabulous dual aspect room with sitting and dining areas. Within the SITTING AREA there is a large uPVC double glazed picture window and a side facing uPVC double glazed window, both of which take in truly outstanding views that encompass a broad sweep of the river Teign estuary, taking in parts of the village, Coombe Cellars and the rolling countryside above Combeinteignhead beyond, as well as having far reaching views in the westerly aspect towards Kerswell Common and Dartmoor. There is a low level radiator

under the length of the picture window. There is a feature fireplace with a painted timber surround, a raised slate hearth, a tiled surround and a large log burning stove. Coving to ceilings, recess with display shelves and a sideboard/TV unit with cupboard below. The sitting area free flows to the DINING AREA, a lovely entertaining space providing ample space for a large dining table and chairs and having a radiator and a further uPVC double glazed window takes in wonderful views towards the higher reaches of the village towards Humber Down woods and also has views as described towards the estuary and Dartmoor. The dining area opens to the....

### KITCHEN

Well fitted with an attractive modern range of floor and wall mounted units with cream coloured "high gloss" cupboard door and drawer fronts and extensive areas of composite style, square edge work surface extending to a peninsula unit. There are attractive tiled surrounds and good quality integrated appliances include a four ring Bosch ceramic induction hob with a chimney style filter over and a double Zanussi oven beneath, a built in fridge/freezer, a built in dishwasher and a concealed washing machine. There is an under mounted composite Franke sink unit with mixer set, attractive Karndean flooring and an under plinth heater. A side facing uPVC double glazed window has views towards the higher reaches of the village and a uPVC double glazed door opens to a pathway at the side of the property.

### BEDROOM TWO

A large bedroom, currently in use as a study/second lounge with a front facing uPVC double glazed window taking in tremendous views as described across parts of the village towards the estuary and Dartmoor. Two radiators and a rear facing uPVC double glazed window overlooks the back garden.

### BEDROOM THREE

Another appealing room with a uPVC double glazed window overlooking parts of the back garden. Radiator.

### BEDROOM FOUR

With spotlights to ceiling, radiator and a uPVC double glazed

window overlooks parts of the back garden.

### FAMILY BATHROOM

The modern family bathroom has a three piece suite comprising a deep panel bath with mixer set, attached shower screen, full height tiled surround and a Mira shower over, a pedestal wash hand basin and a WC. Ladder style radiator/towel rail, ceramic floor tiles with electric under floor heating, coving to ceiling, spotlights and two uPVC double opaque glazed windows. Built in full height medicine cabinet with shelving.

### PRINCIPAL BEDROOM SUITE

A particularly appealing and luxurious suite of rooms set out on two levels. A dressing area is set out on two parts with uPVC double glazed dormer windows taking in tremendous views across parts of the village, countryside, the estuary and Dartmoor in the distance, as described but from a more elevated perspective and with the dormer window having bespoke shutters. Radiator and a good range of built in, high quality cupboards/wardrobes. Set within another portion of the room there are three large windows with integrated blinds, also enjoying wonderful views as described as well as a low level built in unit with cupboards, drawers and display shelf over. From the lower level steps rise to the bedroom space which is platformed above the rest of the room having feature glazed balustrades around the stairwell and tremendous views are enjoyed through the aforementioned windows towards higher parts of the village and Dartmoor in the distance. Two further windows overlook the higher parts of the back garden and countryside beyond. Further radiator, spotlights, access to attic space providing useful storage and a further door opens to a cupboard housing the inverter for the photovoltaic panels, along with the storage battery/power wall.

### EN-SUITE SHOWER ROOM

The luxury en-suite shower room is a stylish and elegant space, also set out on two levels with the lower level providing a "wet room" style shower area with high quality ceramic tiling to the floor and walls, a high tech multi-jet shower unit, a ladder style radiator/towel rail and an extractor fan. Steps rise to the remaining portion of the en-suite which also has ceramic floor tiles and full height ceramic tiling to the walls, as

well as a wall mounted contemporary style wash hand basin with drawer set below and Bluetooth de-mist mirror above. WC and a wall mounted cupboard/medicine cabinet. There is electric under floor heating, a window with integrated blind and spotlights to the ceiling.

### OUTSIDE

In the cul-de-sac section of Bronescombe Avenue there is a small tarmac area immediately in front of the GARAGE, which is approached by way of a metal "up and over" door. The garage has power points and a strip light, an EV car charging point and a "block and beam" roof. From the entrance level steps rise through the landscaped front gardens, which are of a good size, being stocked with numerous shrubs, heathers and flowering plants. There is an area of lawn surrounded by further shrubs and pathways and an area of garden immediately in front of the house is laid to ornamental stone chippings, rockery and shrubs. There is security lighting on the front elevation, water taps and, just below the entrance terrace there is an enclosed area of lawn with ornamental fountain, being a superb vantage point to enjoy the breathtaking views. Access opens to a good sized undercroft which sits under the front portion of the property with power and light, as well as the wall mounted Vaillant condensing boiler supplying central heating. The aforementioned entrance terrace is a wonderful outdoor entertaining and seating space, which provides a superb spot to sit and contemplate the outstanding surroundings, with this space being enclosed by fencing as well as a feature glazed balustrade and double weatherproof electric socket. Pathways extend either side of the property to the rear. From the rear pathway, steps rise up to the landscaped terraced gardens. The first tier of garden is laid to stone chippings and decking and there is a greenhouse, with this terrace having great views towards Old Walls Vineyard and Humber Down. From here decked steps rise to the upper garden level which is laid to nature garden and provides truly panoramic views across the village, the estuary and the surrounding area.

MATERIAL INFORMATION - Subject to legal verification  
Freehold  
Council Tax Band E


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## SOLAR PHOTOVOLTAIC PANELS

The property has the benefit of Solar Photovoltaic panels and prospective purchasers should take appropriate legal advice with regards to the ownership, feed in tariff payments and any third party agreements that may be in place.



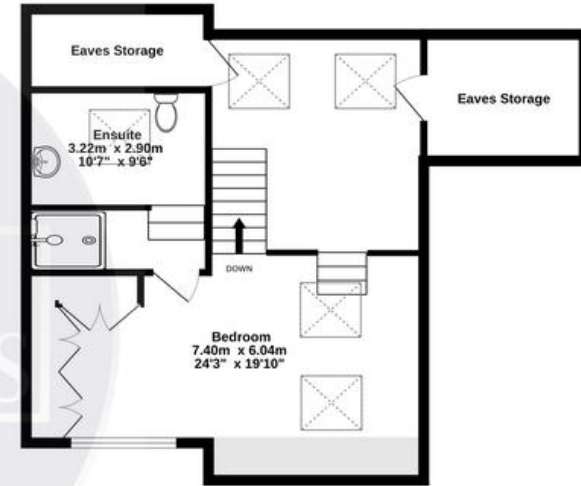
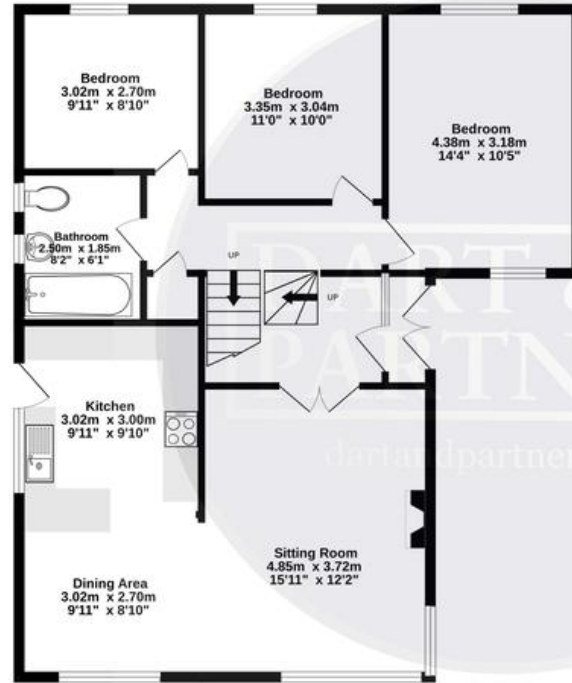
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	81	84
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	



Garage  
13.9 sq.m. (136 sq.ft.) approx.

Ground Floor  
85.8 sq.m. (922 sq.ft.) approx.

1st Floor  
53.3 sq.m. (574 sq.ft.) approx.



**TOTAL FLOOR AREA : 153.0 sq.m. (1647 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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