



- A BEAUTIFULLY-PRESENTED 2012- BUILT DETACHED PROPERTY
- RECEPTION HALL AND CLOAKROOM/WC
- FREE-FLOWING SITTING ROOM, DINING ROOM AND LUXURY KITCHEN
- LARGE UTILITY/BOOT ROOM AND GROUND FLOOR STUDY/BEDROOM FIVE
- FOUR BEDROOMS (ONE WITH EN-SUITE SHOWER ROOM) AND A MODERN FAMILY BATHROOM
- DRIVEWAY PARKING, FRONT TERRACE AND ENCLOSED REAR GARDEN
- EXTERNAL STORE, GARDEN ROOM/STUDIO AND UNDERCOVER ENTERTAINING AREA
- PHOTOVOLTAIC PANELS AND BATTERY STORAGE

## St. Mary Magdalen Close, Bishopsteignton, TQ14 9AW

£575,000

A beautifully presented, detached 2012-built property set in a select small development in ever popular Bishopsteignton. Reception hall, cloakroom/WC, free-flowing sitting room, dining room and luxury kitchen. Utility/boot room, study/bedroom five, four first floor bedrooms (en-suite shower room to bedroom one) and a modern family bathroom. Driveway parking, front terrace, enclosed rear garden with garden room/studio and under cover entertaining area. Photovoltaic panels.





## Property Description

### LOCATION

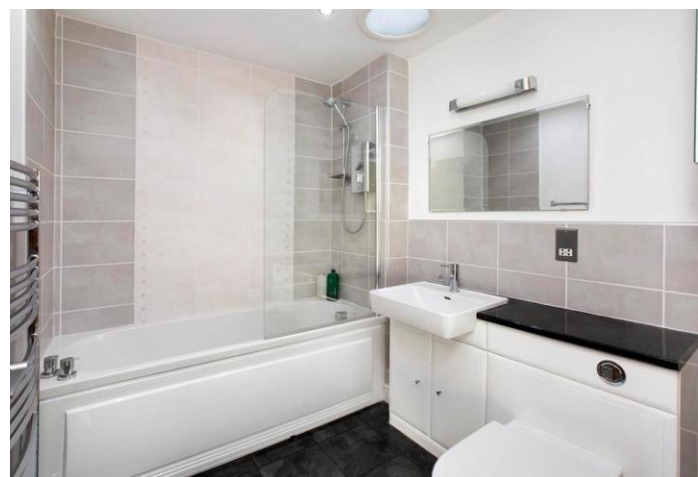
7 St Mary Magdalen Close is set in a select small development in the popular estuary village of Bishopsteignton. Bishopsteignton is a desirable village with a strong sense of community, being set above and beside the beautiful Teign Estuary. The village has many local amenities to include a post office/store, 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 2-miles 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

7 St Mary Magdalen Close is a beautifully-presented 2012-built property with stylish accommodation. The reception hall is a lovely welcoming space with a feature curved wall, a galleried landing and a large window above. The sitting room has a contemporary-style log burner and free-flows to the dining space, which interacts well with the beautiful kitchen, which is fitted with "System 6" units and high-quality integrated appliances. Additionally to the ground floor there is a large utility/boot room and a study/bedroom five. The upper floor accommodation is equally appealing. The principal bedroom has some glimpses of the estuary







and views towards Dartmoor in the west, along with a good quality en-suite shower room. There are three further bedrooms, all with open views and a modern family bathroom. Additionally, the property benefits from photovoltaic panels and a power wall/storage battery. Outside to the front, a driveway provides ample parking and there is a lovely external terrace enclosed by timber fencing and being well placed to catch the afternoon and evening sun as well as having views towards Dartmoor. To the rear of the property there is an attractive and good sized enclosed garden with a paved terrace, lawn, external garden room/office and an under cover entertaining area. Gated access from the back garden opens to the village green, there is a summer house and, to the side of the house a useful large external store.

To the front of the property from the driveway, a paved entrance area is approached with a feature canopy above and outside light. A feature timber and part opaque glazed entrance door opens to the....

#### RECEPTION HALL

An attractive and welcoming space with a galleried landing above, a full height uPVC double glazed window on a half landing, a feature curved wall, a radiator with ornate cupboard and an under stairs store cupboard. Feature timber veneer doors open to the principal rooms and double doors open to a useful cloaks cupboard with hanging rail and shelf.

#### CLOAKROOM/WC

With a side facing uPVC opaque double glazed window, a wall mounted wash hand basin with mixer tap and tiled surround, a WC and a small radiator.

### SITTING ROOM

A particularly lovely space with a large front facing uPVC double glazed window overlooking the front terrace, spotlights to ceiling and a feature Opus free-standing contemporary style log burning stove set on a curved slate hearth. Two radiators. The sitting room free-flows through a large opening to the....

### DINING ROOM

A good entertaining space with spotlights to the ceiling and a uPVC double glazed window overlooking the back garden. Feature shelving, radiator and a further large contemporary style panel radiator. The dining area opens to and interacts well with the....

### KITCHEN/BREAKFAST ROOM

Beautifully fitted with a "System 6" kitchen comprising a good range of floor and wall mounted units with contrasting "high gloss" cupboard doors and drawer fronts and there are extensive areas of quartz work surface with an under mounted composite sink unit with mixer set. There is a large island unit extending to a breakfast bar and a high quality range of integrated appliances include two AEG ovens, a full height fridge, a built in freezer, a built in Bosch dishwasher and a built in AEG induction hob with high quality extraction unit/filter above. Open display shelves with spotlights and a uPVC double glazed door with full height uPVC double glazed windows to either side opens to and overlooks the back garden as well as having some views towards the higher reaches of the village. There is concealed lighting and the kitchen has a feature timber veneer door opening to the....

### UTILITY ROOM/BOOT ROOM

A good practical space with a recently fitted range of Howdens units with "high gloss" cupboard doors and an area of square edge work surface with a large single drainer composite sink unit with mixer set. Under

surface space for a washing machine and tumble dryer, spotlights and a uPVC double glazed door opens to the back garden. Wall mounted electricity trip switches and a large recess provides good space for an American style fridge/freezer. An oak panel door opens to a large cupboard housing the central heating boiler, the inverter for the photovoltaic panels and the power wall/battery system. Also from the utility room, a feature timber veneer door opens to the....

### STUDY

A good versatile space which could also potentially serve as a fifth bedroom if required. With a uPVC double glazed window overlooking the approach, access to small loft space, a radiator and spotlights to ceiling.

### FIRST FLOOR LANDING

Being part galleried with feature oak balustrade, a hinged loft access and feature timber veneer doors to the upper floor rooms. AIRING/LINEN cupboard with small electric heater.

### BEDROOM ONE

An appealing principal bedroom suite with a full height large uPVC double glazed front facing window having some good views over the surrounding area taking in glimpses of the estuary and views towards Dartmoor in the west. Radiator and space for large wardrobe. Door to....

### EN-SUITE SHOWER ROOM

Having a stylish three piece suite comprising a tiled large shower cubicle with dual controls, a wall mounted wash hand basin with mixer set and a WC. Tiled surrounds, large mirror, shaver point and a ladder style radiator/towel rail. Extractor fan, spotlights, side facing uPVC opaque double glazed window and ceramic floor tiles.

### BEDROOM TWO

Another good sized room with a rear facing uPVC double glazed window having good open views across the village green towards the higher reaches of the village and taking in Humber Down. Radiator.

### BEDROOM THREE

With two rear facing uPVC double glazed windows also taking in good views as described. Radiator.

### BEDROOM FOUR

Currently in use as a study. With a front facing uPVC double glazed window also taking in some good views to include glimpses of the estuary and views towards Dartmoor. Radiator.

### FAMILY BATHROOM

The modern bathroom has spotlights, an extractor fan and light tube to the ceiling and a suite with a panel bath with dual controls, an attached shower screen, a full height tiled surround and a Mira shower over. There is a unit with an area of surface with inset wash hand basin with mixer set, cupboard beneath, mirror, shaver point and light over and a WC. Ceramic floor tiles, half height tiling to walls, ladder style radiator/towel rail and a medicine cabinet.

### OUTSIDE

To the front of the property, a driveway with a feature balustrade to the side provides PARKING. Beside the driveway there is an attractive paved seating area, partially enclosed by feature timber fencing and with this space being well placed to catch the evening sun and having good views towards Dartmoor. Approached from this area, a timber door opens to a useful under cover side store which spans the length of the house and provides useful storage for bicycles and general equipment. On the other side of the property, a timber



gate opens to a paved side path which in turn opens to the rear. There is a well-proportioned back garden enclosed by timber fencing and enjoying a degree of privacy and seclusion. Immediately behind the house there is a large expanse of paving, providing a good seating area and good options for outdoor entertaining etc. Beyond this there are shaped areas of stone chippings with an inset tree fern, mature shrubs and bamboos. Double doors open to a useful external GARDEN ROOM/STUDIO, a versatile space being insulated and lined with timber-work as well as having spotlights and power points. Adjoining this there is a feature under cover entertaining area with canopy, paving, outside lighting and power points. Steps rise to a raised walkway which runs around some of the perimeter of the rear garden. There are mature fruit trees, a raised summer house with power and light and gated access opens to the village green, providing good access to the local school and for village/country walks etc.

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.





**TOTAL FLOOR AREA : 148.8 sq.m. (1602 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)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>	78	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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