



- A TERRACED PROPERTY
- GOOD ACCESS TO VILLAGE AMENITIES AND THE ESTUARY BEACH
- SITTING ROOM AND KITCHEN/BREAKFAST ROOM
- GROUND FLOOR BATHROOM AND FIRST FLOOR WC
- THREE BEDROOMS
- GOOD SIZED GARDEN WITH LARGE SUMMER HOUSE
- PARKING SPACE AND NO ONWARD CHAIN

Ringmore Road, Shaldon, TQ14 0AB

£325,000

A terraced property offered to the market with no onward chain and being set in an enviable position a relatively short and level walk away from Shaldon's village amenities and the beach. Sitting room, kitchen/breakfast room, three bedrooms, bathroom and a separate WC. Unexpectedly large rear garden with sizable summer house. Parking space.





## Property Description

**LOCATION** Bramley Cottage is set a relatively short and level walk away from Shaldon's village centre and the estuary 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** Bramley Cottage is a mid terraced property offered to the market with no onward chain. The accommodation comprises an entrance hall which opens to a lobby area, there is a sitting room, a good sized kitchen/breakfast room and a ground floor bathroom. To the first floor there are three bedrooms and a WC. Bramley Cottage benefits from an unexpectedly large back garden, which is laid to lawn having a mature Bramley tree and a large summer house set at the end of the plot. Additionally there is an allocated parking space.

From Ringmore Road a cast iron gate opens to a cobbled pathway with a small front garden beside. This leads to an open entrance porch, which in turn leads to the panel and opaque glazed entrance door to the....

**ENTRANCE HALL** With stairs rising to the upper floor, timber effect laminate flooring and the wall mounted fuse box and electricity meter. Radiator and under stairs store cupboard.







**SITTING ROOM** With a front facing uPVC double glazed bay window overlooking the approach, engineered oak flooring and a feature fireplace with a paved hearth, a brick work surround and a timber mantle over. Recessed dresser style unit with display shelves and cupboard. Wall lights. Radiator.

The entrance hall also opens to an....

**INNER LOBBY AREA** With timber effect laminate flooring, coat hooks, doors to....

**GROUND FLOOR BATHROOM** Having a uPVC opaque double glazed window with inset extractor fan and a three piece suite with full height tiles surrounds comprising a panel bath with electric shower over, a pedestal wash hand basin with medicine cabinet above and a WC. Towel rails and radiator.



**KITCHEN/BREAKFAST ROOM** With a rear facing uPVC double glazed window overlooking the back garden with radiator beneath. There are a range of "Shaker style" units with cupboards and drawers and areas of laminate roll-edge work surface with tiled surrounds and an inset single drainer stainless steel sink. There is a built-in four ring electric hob with stainless steel splash back, a filter over and an oven beneath. Space and plumbing for a washing machine and space and plumbing for a dishwasher. Ceramic floor tiles and a recess provides space for a fridge. Space for a dining table and chairs. Strip light.

**FIRST FLOOR LANDING** Set on two levels with panel doors to the upper floor rooms.

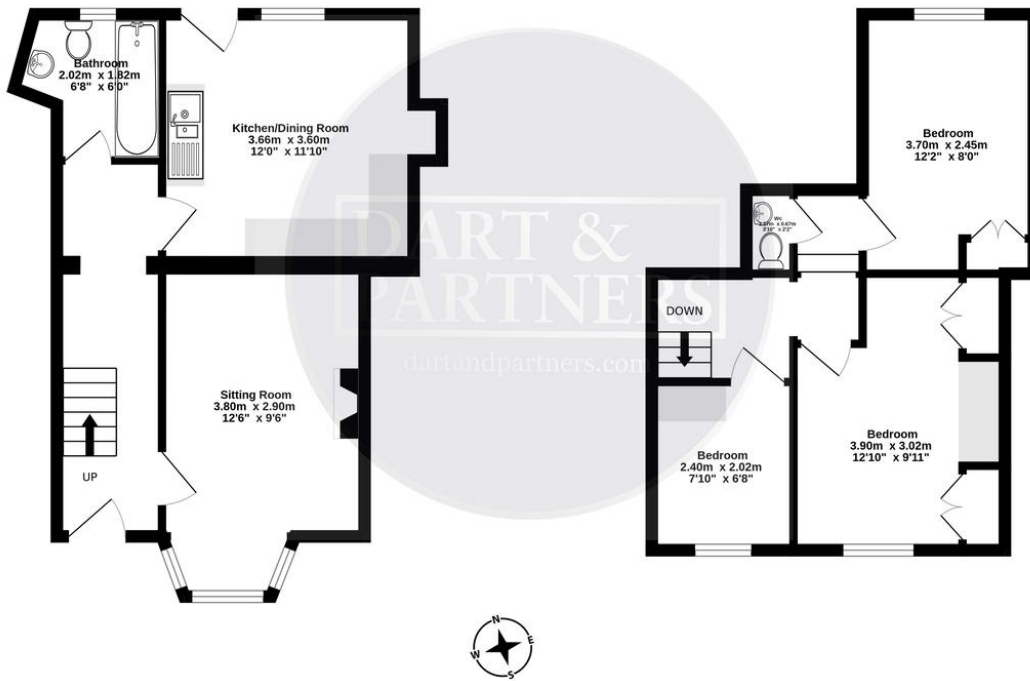
**BEDROOM ONE** Having a panelled ceiling and a front facing uPVC double glazed window overlooking the approach. There is a comprehensive range of built-in furniture comprising two wardrobes with a dressing table and mirror in between and cupboards above. Feature fireplace with cast iron arched inset and timber surround. Radiator.

**BEDROOM TWO** With a rear facing uPVC double glazed window overlooking the back garden and having some views beyond. There is built in bedroom furniture comprising a wardrobe with cupboards above and a dressing table with mirror. Radiator.



Ground Floor  
36.6 sq.m. (394 sq.ft.) approx.

1st Floor  
30.9 sq.m. (333 sq.ft.) approx.



**FIRST FLOOR WC** With a WC and a unit with a small wash hand basin with mixer tap and a cupboard beneath. Full height tiling and timber effect flooring.

**FIRST FLOOR BEDROOM THREE** With a front facing uPVC double glazed window overlooking the approach, a panelled ceiling, radiator and a display ledge.

**OUTSIDE** In addition to the aforementioned small front garden, to the rear of the property, immediately behind, there is a courtyard area laid to hardstanding over which neighbouring properties have a right of access. Beyond this there is an unexpectedly long back garden, which is laid to lawn and primarily enclosed by fencing and hedging. Part way along the garden there is a beautiful mature Bramley tree and, at the end of the plot there is a large timber summer house with timber and glazed double entrance doors, a side window and an under cover veranda in front. The garden backs onto the village allotments and provides a pleasant space to enjoy the surroundings.

Additionally there is an allocated parking space set a short distance away from the property, with parking being at something of a premium in Shaldon.

**MATERIAL INFORMATION** - Subject to legal verification

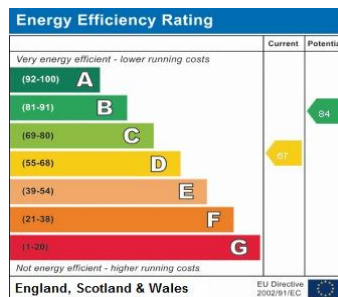
Freehold  
Council Tax Band D

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**TOTAL FLOOR AREA : 67.5 sq.m. (727 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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