



1 Clanage Street, Bishopsteignton, TQ14 9QS

Guide Price £250,000 Freehold

End Terrace Cottage • Beautifully Presented • Arranged On Three Levels • Currently A Lucrative Holiday Let • Two Bedrooms • Master Bedroom With Lovely Estuary Views • Lounge/Diner • Kitchen/Breakfast Room • Highly Desirable Village Location • No Chain

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Beautifully presented and offered in immaculate condition, this two bedroom cottage in highly desirable Bishopsteignton boasts a wealth of charm and character and is finished to a high standard. Currently a lucrative holiday let, this lovely cottage situated in the heart of the village is arranged on three levels and offered with no chain.

Stepping into the dual aspect lounge/dining room with wood flooring, there is a lovely open feature fireplace with wood mantle currently used as an ornamental log store. A window overlooks the front and another the rear. Stairs ascend to the upper floors with a further set of stairs descending to the kitchen at lower level.

The stylish kitchen/breakfast room is fitted with grey base and wall units with work top and tiled splash backs and has an obscure glazed window to the front. There is an integrated electric oven with four ring gas hob and extractor above, integrated washing machine, butler sink in worktop and a glazed door leads out to a shared courtyard area.

The space provides ample room for a table and chairs.

A double bedroom on the first floor overlooks the front of the property and has a useful storage cupboard where the Vaillant boiler is also housed. The stylish bathroom on this level comprises claw foot freestanding bath with shower attachment, pedestal wash hand basin and low level WC. There is an obscure glazed window to the rear, heated towel rail and extractor.

Ascending a further set of stairs to the second floor, is a lovely double bedroom with eaves storage and beautiful views across the Teign Estuary to Ringmore and beyond.

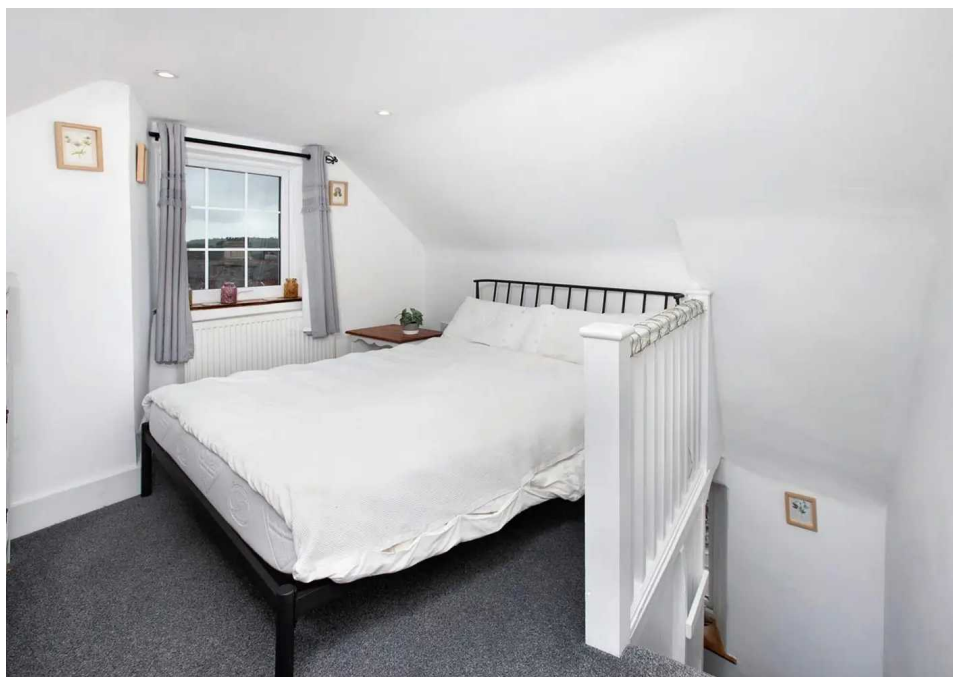
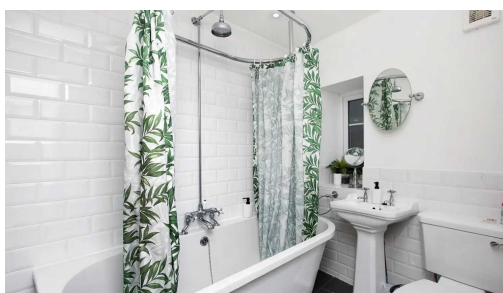
Bishopsteignton is a highly desirable estuary village with an excellent community feel. The village has many local amenities including a primary school, two pubs, churches, a pharmacy, a local brewery, post office, general stores and a small hotel. The market town of Newton Abbot is accessible within approximately 4 miles to the west and offers further amenities including schooling, shopping and leisure facilities. The coastal town of Teignmouth is approximately 2 miles to the east and once again offers schooling, shops and also sandy beaches with a pier and an 18-hole golf course. Mainline rail services are available in both Newton Abbot and Teignmouth. The A380 dual carriageway linking Torbay to the south with Exeter and the M5 to the north is accessible within approximately 2 miles of the village.



Tenure: Freehold

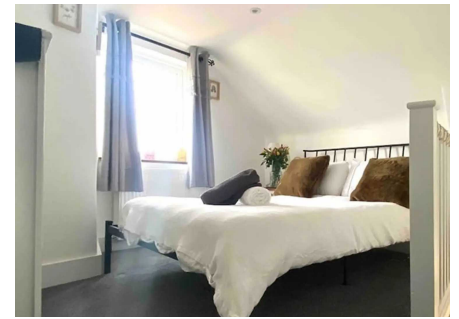
Mains Services: Gas, Electric & Water all connected

Energy Performance Rating: D

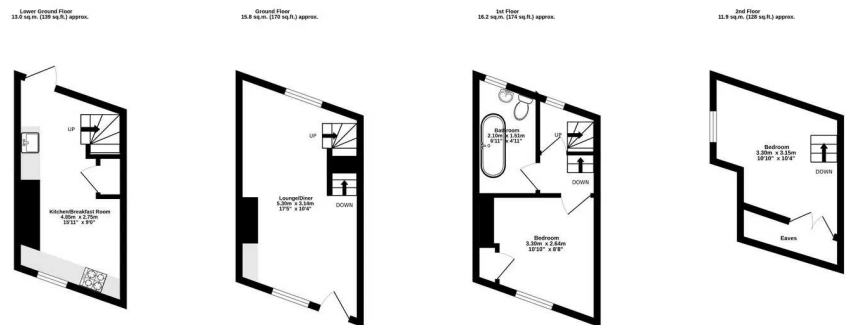


MEASUREMENTS:

- Lounge/Diner 17' 5" x 10' 4" (5.3m x 3.14m),
- Kitchen/Breakfast Room 15' 11" x 9' (4.85m x 2.75m),
- Bedroom 10' 10" x 8' 8" (3.3m x 2.54m),
- Bedroom 10' 10" x 10' 4" (3.3m x 3.15m),
- Bathroom 6' 11" x 4' 11" (2.3m x 1.51m)



The cottage shares an enclosed rear courtyard area.



TOTAL FLOOR AREA : 56.8 sq.m. (611 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+)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		

