



- A BEAUTIFULLY PRESENTED, DETACHED 1920'S-BUILT PROPERTY
- OUTSTANDING POSITION WITH GOOD VIEWS TOWARDS THE ESTUARY AND BEYOND
- RECEPTION HALL, SITTING ROOM, DINING ROOM AND SNUG
- STYLISH KITCHEN/BREAKFAST ROOM OPENING TO UTILITY AND CLOAKROOM/WC
- FOUR GOOD SIZE BEDROOMS, STUDY AREA AND A LUXURY 4-PIECE BATHROOM
- DRIVEWAY PARKING AND A DETACHED GARAGE
- LOVELY MATURE GARDENS AND TERRACES

## Murley Crescent, Bishopsteignton, TQ14 9SH £895,000

A beautifully presented, detached 1920's-built property with outstanding views towards the estuary and beyond. Extended family-sized accommodation comprising a reception hall, three reception rooms, a kitchen/breakfast room, a utility space, a Cloakroom/WC, four bedrooms, a study area and a luxury four-piece bathroom. Driveway parking, a large detached garage and outstanding mature gardens and terraces.



## Property Description

### LOCATION

Marston is perfectly positioned on an elevated predominantly south and west facing plot in a mature residential area close to the heart of ever-popular 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, Humber Barn wedding venue and real ale tap house, 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

Marston is an attractive detached and beautifully presented 1920's-built property. Externally attractive, the house has rendered elevations set beneath slate tiled roofs and there are double glazed windows and doors. The property was extended by the current owners some years ago and affords well-proportioned, family sized accommodation with three receptions, a stylish kitchen/dining room opening to a utility, four good size bedrooms, an open plan study area and a luxury four piece bathroom. The windows and outside spaces, particularly on the front and side aspects have good





views toward the estuary and rolling countryside beyond. A driveway provides ample parking, there is a good sized detached garage and the mature gardens, terraces and productive vegetable garden are particularly outstanding features of the property too.

### ACCOMMODATION

From the west facing paved entrance terrace, the uPVC double glazed entrance door opens to the ENTRANCE PORCH, a dual aspect space with good views towards the estuary and beyond as well as a quarry tiled floor. An inner door with panelling and glazing on either side opens to the RECEPTION HALL, which has oak flooring and this space also has a large side facing picture window taking in great views, encompassing a broad sweep of the Teign estuary and towards local landmarks Archbrook and Coombe Cellars. A feature staircase rises to the upper floor and there are pine panel doors to the principal rooms. The SITTING ROOM is a lovely space with a picture rail and a box bay window taking in good views towards the estuary and beyond. There is engineered oak and a feature fireplace with a timber surround and a living flame, coal effect gas fire. There are two further reception rooms with an inter-connecting arch and with the DINING ROOM having engineered oak flooring, French doors out onto a terrace and this room also has good views towards the estuary and beyond. The third reception room forms a good SNUG/LOUNGE and has a picture rail, recessed shelves and sliding patio doors lead out to and overlook the beautiful back garden and there is also engineered oak flooring. The KITCHEN/BREAKFAST ROOM is an appealing space, creating a good "hub" for the house with good quality Karndean-style flooring and with the kitchen having an excellent range of units with cream coloured cupboard door and drawer fronts, oak block work surfaces and integrated appliances to

include a four-ring Bosch ceramic hob, a built in oven, a Bosch combination microwave, and a dishwasher. A recess houses the central heating boiler and there are spotlights. The kitchen area free-flows to the breakfast area, which in turn opens to the UTILITY SPACE which has matching built in units, oak block work surfaces and under surface space for a washing machine. the utility space opens to a CLOAKROOM/WC as well as the outside at the rear. Both the kitchen/breakfast and utility spaces overlook the mature back gardens.

To the first floor a lower level of landing opens to a useful STUDY AREA that overlooks the back garden. The principal landing has a feature balustrade and there are pine panel doors to the first floor rooms. The PRINCIPAL BEDROOM is a particularly appealing room with a box bay window enjoying wonderful views as described, taking in a broad sweep of the Teign Estuary, Archbrook, Coombe Cellars and beyond. There are an extensive range of cupboards/wardrobes, timber effect flooring and a panel door opens to a useful walk-in store cupboard. There are THREE FURTHER BEDROOMS at first floor level, two of which have estuary views, one overlooks the garden and one has a feature fireplace. The LUXURY BATHROOM is particularly spacious and has a stylish four piece suite with a deep panel bath, a large shower cubicle and a feature unit with an inset large wash hand basin with cupboards beneath and beside.

#### OUTSIDE:


The outside spaces at Marston are particularly attractive, a brick paved driveway provides AMPLE PARKING and leads to the large DETACHED GARAGE, which has an electric door, power and light, and a useful store room to the rear. Set beside the driveway there is a beautiful west facing front garden with a shaped lawn, well stocked borders and areas of

raised bedding with numerous shrubs, flowering plants and mature cherry trees. Set in front of the entrance there is a sandstone paved terrace which extends to a decked area, both being lovely spots to sit and contemplate the views and surroundings and to enjoy the evening sun. To the rear of the property, immediately behind, there is a paved terrace extending to a paved side area, where there is a lean to greenhouse and there is a further raised decked seating area enclosed by feature timber work. The main expanse of back garden is laid to a beautiful shaped lawn with meandering pathways and borders running around the edge. There are various mature trees to include a copper beech and a pine tree, and beautifully stocked areas of shaped bedding. A timber trellis arch with a picket fence on either side leads to the productive vegetable garden, which is laid to planters and areas of bedding stocked with cane fruits, vegetable growing areas and fruit trees. A lower set level also has vegetable planters, a gravel area and a timber shed. The back garden is primarily enclosed by fencing, feature brick walling and hedging.

MATERIAL INFORMATION - Subject to legal verification

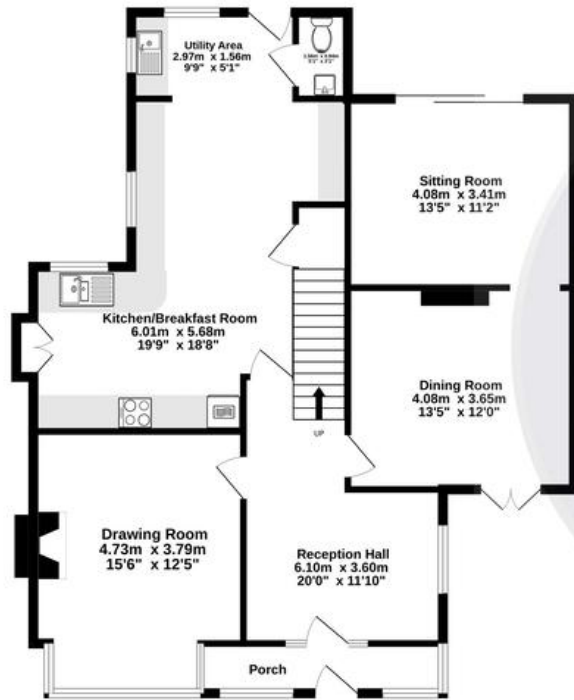
Freehold  
Council Tax Band F

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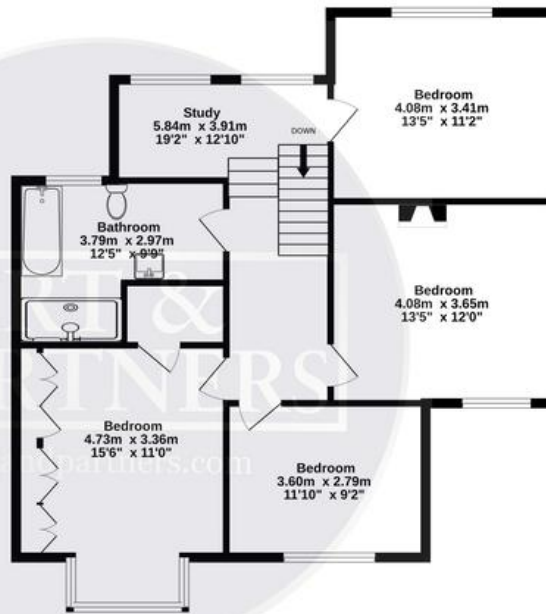
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	71	81
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



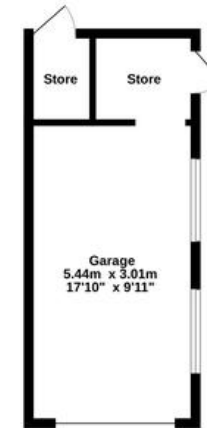
Ground Floor  
96.0 sq.m. (1032 sq.ft.) approx.



1st Floor  
90.9 sq.m. (979 sq.ft.) approx.



Garage  
21.2 sq.m. (228 sq.ft.) approx.



**TOTAL FLOOR AREA : 198.1 sq.m. (2132 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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