



- SMALL, PRESTIGIOUS DEVELOPMENT
- UNIQUE SINGLE STOREY RESIDENCE
- BEAUTIFUL CONDITION THROUGHOUT
- IMPRESSIVE VAULTED CEILINGS WITH HIGH GABLE SET WINDOWS
- LARGE, LEVEL WRAP AROUND GARDEN
- PRIVATE AND PEACEFUL

## Cockhaven Mead, Bishopsteignton, TQ14 9AN

£825,000

A contemporary style detached single storey residence completed by the prestigious house builders, Gerald Wood Homes in 2007 and being set in a select small village development. Welcoming reception hall and utility. Sitting room and stylish kitchen with high vaulted ceilings. Three bedrooms (en suite to the principal bedroom) and a luxury bathroom. Double garage and a large level plot with extensive driveway parking and a charming west facing garden with a brook running through.





## Property Description

This most impressive and unique detached single storey residence is located in a small, exclusive cul de sac, within the village that is bursting full of community spirit and useful amenities. The property is set on a lovely level south and west facing wrap around plot of circa .3 acres with an attractive brook with bridge feature and well managed lawns and several patio areas. The garden provides plenty of privacy and welcomes plenty of the all-day sunshine.

Once you step inside the property, you are greeted with a wonderfully inviting entrance hallway which is wide in nature and has notable features including high gable set windows, a curvature wall and real oak flooring.

Both the sitting room and kitchen dining room have spectacular vaulted ceilings which immediately impress as you walk in. Double multi pane doors open to the living room. A lovely large bright area with an attractive electric flame effect fire with stone mantle surround. French doors lead into the kitchen and a second set provide access out into the garden. The large bright kitchen with continuation of wooden floor, high gable set windows and vaulted ceiling, is fully fitted with an array of units, integrated dish washer, fridge and freezer, microwave and Range Master 5 ring gas hob and double oven. The dining area offers plenty of space for a generous sized dining table and chairs and a sofa area. A door opens into a useful separate utility room, fitted with additional sink and there is plumbing and space for a washing machine, tumble dryer and free-standing fridge freezer. The garage can be accessed from this area too.



Heading into the opposite end of the property you will find the bedrooms and family bathroom. The principal





bedroom overlooks the rear garden with a particularly beautiful, vaulted ceiling with exposed beams and high gable set windows. This room enjoys a dressing room area with several built-in wardrobes and provides access into the generous en suite shower room. Bedroom two has an array of built in wardrobes and overlooks the attractive front lawn. Bedroom three is currently used as an additional snug room, also with built in wardrobe and an outlook over the rear garden. The family bathroom is a wonderful size offering both a bath and a shower.

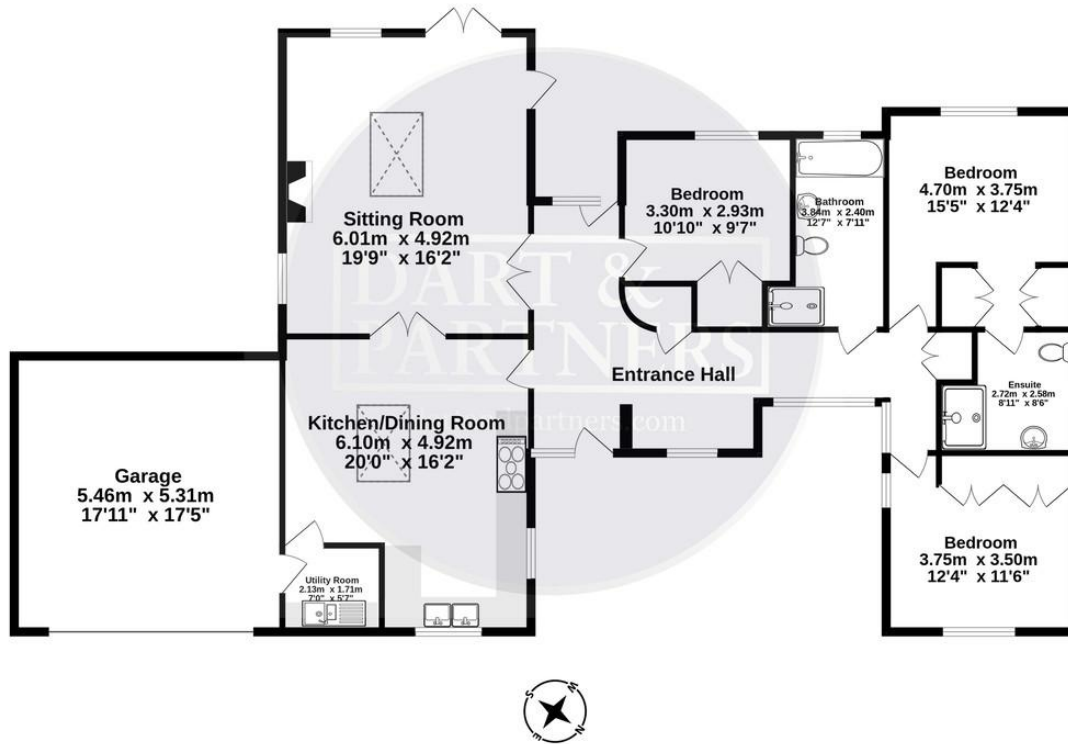


Due to the entrance hallway being so wide, the current owners allocate an area for their study. Additionally, there is a sizeable storage cupboard and a traditional airing cupboard housing the hot water tank.

Externally, the property has a welcoming driveway providing parking for three to four vehicles. The double garage has an electric up and over door and offers plenty of storage space in the eaves and around. It also houses the gas boiler. The front garden offers an extensive lawn and several low-level palm trees, not to mention the beautiful climbing rose which adorns the glazed walkway to the front door. The rear garden is beautiful, with the brook giving a feeling that the garden is in two sections. The lawns are perfectly level, and there are several patio areas to entertain guests or to simply sit, relax and soak up the sunshine. A handy storage shed is situated in the side garden and will be included in the sale.



**Ground Floor**  
**164.4 sq.m. (1769 sq.ft.) approx.**



**TOTAL FLOOR AREA : 164.4 sq.m. (1769 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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MATERIAL INFORMATION - Subject to legal verification

Freehold  
 Council Tax Band F

Information provided by vendor: Bishop's Meadow (Bishopsteignton) Management Company Ltd of which I am a shareholder owns the common areas including car parks, lawned areas and flower beds and shrubberies. This is currently managed by Crown Property Management, 135 Reddenhill Rd, Torquay, TQ13NT on our behalf. Annual amount payable £397 per annum agreed at the Company AGM on 31/10/24

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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
	72	81

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements