





Salcombe Chine, Teignmouth Road, Bishopsteignton

£730,000 Freehold

Detached House in Prime Location • Countryside & Estuary Views • Four Bedrooms, Bathroom & Shower Room • Lounge with arch to Dining Room • Additional Versatile Sitting Room at Driveway Level • Modern Kitchen• Large South Facing Front Terrace with Wonderful Estuary Views • Extensive Front & Rear Gardens including Orchard and Woodland • Sweeping Driveway and Double Garage • EPC - E

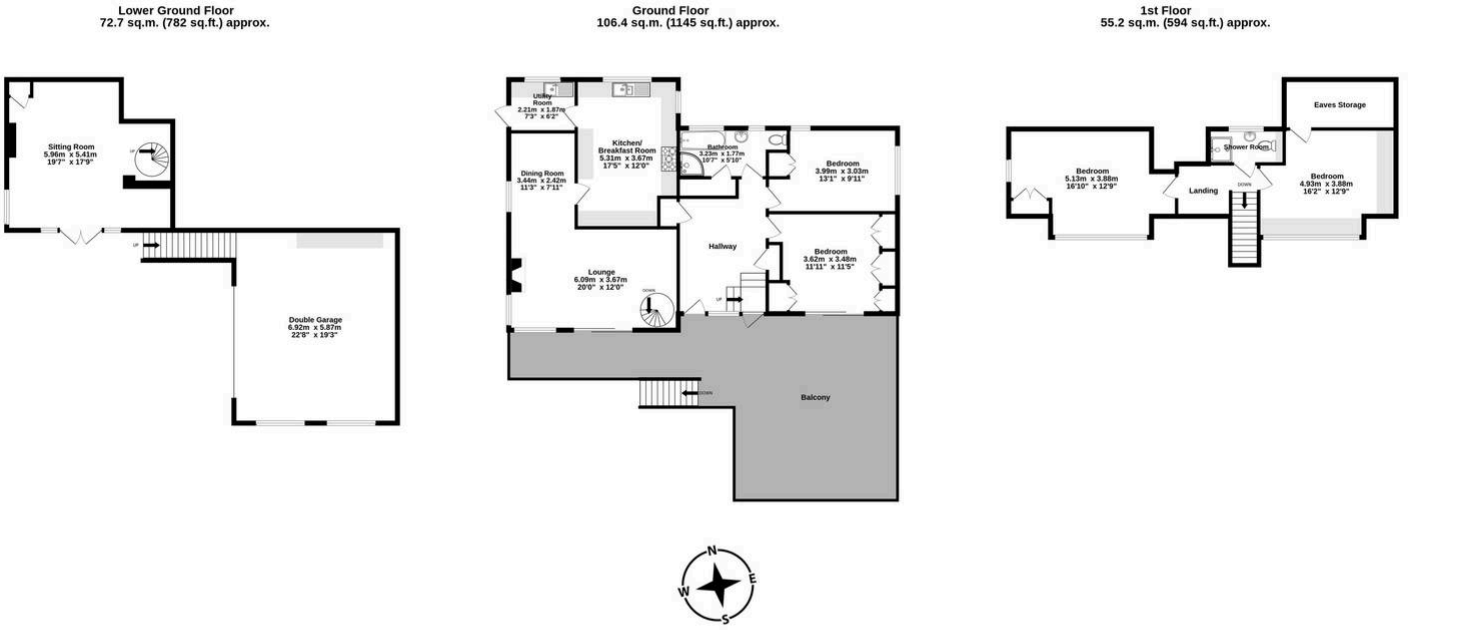
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TOTAL FLOOR AREA : 234.3 sq.m. (2522 sq.ft.) approx.

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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Entering the property from the front steps and terrace you enter a good sized reception hallway with stairs to the top floor, a cloaks cupboard and a cupboard housing the boiler. Doors lead to the living room, two bedrooms and bathroom. The living room has windows and patio doors to the front terrace and panoramic south facing estuary views. There is a fireplace with log burner and corner spiral stairs down to the lower floor reception room. An archway leads to the dining area with a window to the side and which leads round to the kitchen . The kitchen has a rear aspect and comprises cream base and wall mounted units with worktops matching the breakfast bar and a stainless steel sink unit, Belling range cooker with extractor hood over, integral dishwasher and freezer, space for a fridge/freezer, tiled splashbacks and ceiling spotlights. A door leads to a utility room with stainless steel sink unit, plumbing for a washing machine, worktops, window to the rear and partly glazed door to the side.
There are two double bedrooms on this entrance level, one with sliding doors out to the front facing terrace with wonderful estuary views and built in wardrobes and the other bedroom with windows to the side and rear and a built in cupboard.

The main bathroom is also on this entrance level with a four piece white suite comprising panelled bath, corner shower cubicle, wash hand basin and low level flush WC. There are two obscure glazed windows to the rear, tiled walls, a ladder radiator and an airing cupboard.

On the top floor there are two further bedrooms and a shower room, all leading off a landing. Both bedrooms have windows to the front with magnificent estuary views, one with a built in cupboard and the other with built in wardrobes and drawers and cupboard in to the eaves. The shower room comprises shower cubicle, pedestal wash hand basin, WC and frosted glazed windows to the rear.

The second sitting room is at the lower level, level to the driveway with doors from the driveway so it could be used for a number of purposes. It has an electric fire and panel heater, spotlights, meter cupboard and a spiral staircase up to the the main living room.

All the windows and doors are uPVC double glazed and the heating is gas warm air vented heating. Solar panels have been fitted in 2026.

To the front there are three formal lawns with shrub borders, conifers and palm tree. Two of these lawns have feature central circular millstone ornamental flower beds. A driveway leads up to the parking and turning area and the double garage. Steps lead to the front door where there is a superb large paved front sun terrace with glass and stainless steel balustrade and wonderful estuary views, being an excellent venue for entertaining or relaxing in the sun as it is south facing. There is a tap and a power point at the side of the garage and exterior lighting. A side arch with beautiful wisteria leads to the side door and rear garden. The garden is large and extends upwards. Outside the utility room there are outhouses, a sitting out area and a tap. A path leads up to the first tier where is a level patio and lawn level area with a vegetable patch to the side. Further pathways lead up to the top of this area where there is a greenhouse, metal shed and pond with water feature with two power points by the pond. From this area an archway and low gate leads up to a pretty orchard with primroses, daisies and bluebells in abundance. Above this area there is a shed and further gate to your own heavenly woodland area which extends upwards.







Tenure - Freehold

Mains Services - Gas, Electric and water. Septic tank. Solar panels.

Council Tax Band F - ***£3,730.39 per annum***

Broadband - Ultrafast 1000Mbps (According to OFCOM)

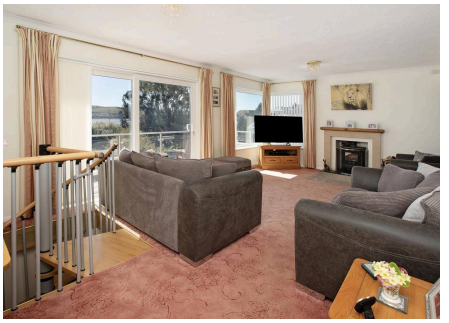






MEASUREMENTS:

Living Room 20'0" x 12'0" (6.09m x 3.67m), Kitchen/Breakfast Room 10'6" x 13'6" (3.19m x 5.63m), Dining Room 7'11" x 11'3" (2.42m 3.44m), Bedroom 115" x 11'11" (3.47m x 3.62m), Bedroom 16'10" x 12'9" (5.13m x 3.88m), Bedroom 16'2" x 12'9" (4.93m x 3.88m), Bedroom 13'1" x 9'11" (3.98m x 3.03m), Bathroom 10'7" x 5'10"(3.19m x 5.63m), Utility Room 6'2" x 7'3" (1.87m x 2.21m), Balcony 45'10" x 21'11" (13.97m x 6.69m)







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