

Bridge Road, **Shaldon**, TQ14 0DD

A sympathetically and beautifully renovated Grade II listed Georgian townhouse situated within minutes' walk from the centre of Shaldon and the Beach. The extended accommodation is arranged over three floors and has been modernised throughout to a high standard whilst retaining many original character features. Accommodation comprising elegant sitting room, snug and quality fitted kitchen with Bi Fold doors leading to the courtyard garden which offers an external hot and cold water shower, four double bedrooms, family bathroom and two further cloakrooms. FREEHOLD, COUNCIL TAX BAND - D, EPC - D.

£650,000

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LOCATION

Shaldon 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 are good walking routes on the south west coast path and the wonderful Ness Beach is accessed via smugglers 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.

FRONT DOOR

With fanlight window over and decorative moulding surround.

ENTRANCE HALL

Welcoming hallway having alcove to side with space for cloaks hanging, high level cupboard housing the meters and attractive tiled floor. Staircase with original handrail rising to the first floor, useful understairs cupboard. Decorative coving and ceiling rose, panelled doors lead to:

SITTING ROOM

A lovely bright and elegant room with attractive French doors opening to the front courtyard with painted original shutters. Attractive and ornate cornice and ceiling rose, deep skirting boards, modern marble fireplace with slate hearth and active wood burner, alcoves to either side with bespoke cupboards and shelving above, modern Victorian style column radiator and double multi paned doors leading through to:

SNUG

Multi paned sash window leading to the kitchen with deep display sill below. modern Victorian column radiator, bespoke built-in cupboards and panelled door through to hallway. This room creates a great additional and versatile reception room.

KITCHEN/DINING ROOM

A stunning addition to the property with plenty of natural light and creating the hub of the house. Bi Fold doors open onto the courtyard garden, 2 roof light windows, feature modern Victorian style column style radiator, bespoke storage larder, spot lights, modern matching kitchen units with feature breakfast bar, solid work surfaces with inset sink and swan neck Quooker tap, space for a range style cooker with extractor hood over.

WC/UTILITY AREA

Obscure glazed window to the rear, WC, wash hand basin and plumbing for an appliance.

HALF LANDING

Panelled door opening to cloakroom with steps leading up to main landing area.





WC

Window overlooking the rear of the property with views along School Lane. Fitted with a white suite comprising low level WC and vanity wash hand basin with storage cupboard below. Radiator, wall mounted gas fired central heating boiler.

FIRST FLOOR LANDING

Victorian style column radiator, the attractive staircase continues up to the second floor. Doors to:

BEDROOM 1

A lovely room with sash window to the front and working shutters, modern Victorian column radiator and bespoke fitted wardrobes to one wall.

BEDROOM 2

A lovely bright sunny room with multi paned sash window overlooking the rear of the property with deep display sill and shutters. Bespoke built-in storage cupboards to chimney breast alcoves and modern Victorian column radiator.

FAMILY BATHROOM

A quality fitted bathroom with feature tiled walls and Villeroy & Boch suite, freestanding bath, separate shower with dual heads, wash hand basin, WC, heated towel rail and sash window to the front.

SECOND FLOOR LANDING

Large windows with views over the village to the rear, affording ample light to this area. Door to eaves storage, further doors off to:

BEDROOM 3

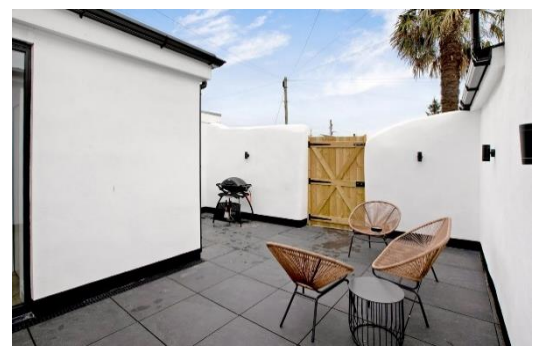
Bright eaves style room with window overlooking the front of the property and modern Victorian column radiator.

BEDROOM 4

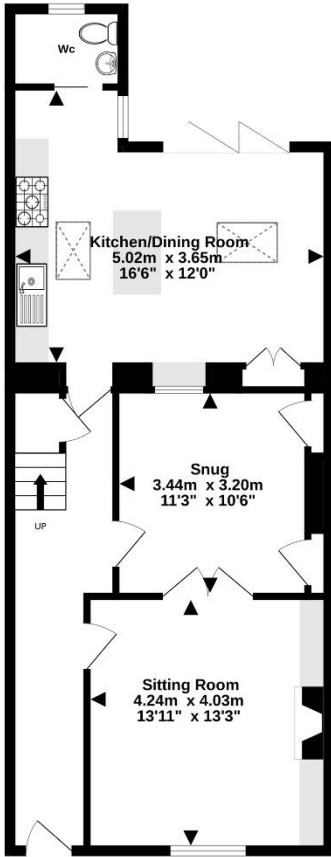
Bright eaves style room with window overlooking the front of the property, skylight, modern Victorian column radiator and bespoke storage cupboards.

OUTSIDE

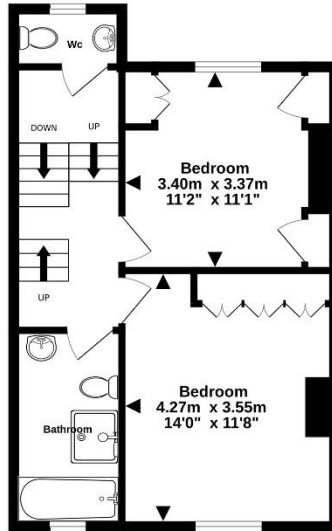
To the front of the property is a half wall with metal railings and gate leading to the front courtyard. Decorative tiled path leading to the front door. The rear courtyard garden has feature lighting, and is fully tiled for ease of maintenance, outside power sockets and a hot/cold external shower ideal for when you return from the beach. To the rear of the courtyard is a pedestrian gate that leads to School Lane providing an easy walk to the beach in circa 5 minutes.



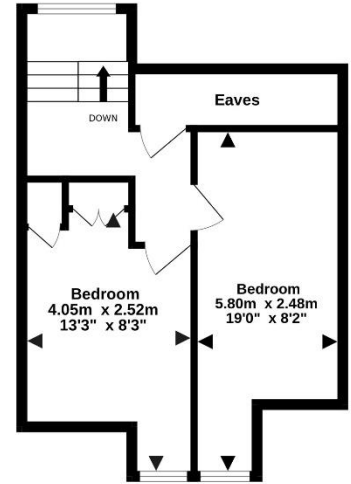
Ground Floor
65.0 sq.m. (700 sq.ft.) approx.



1st Floor
41.9 sq.m. (451 sq.ft.) approx.



2nd Floor
35.0 sq.m. (376 sq.ft.) approx.



TOTAL FLOOR AREA : 141.9 sq.m. (1527 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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