



- A WELL PRESENTED THREE-STOREY PROPERTY
- SET IN AN AWARD WINNING NEAR-WATERSIDE DEVELOPMENT
- SITTING ROOM AND KITCHEN/DINING ROOM WITH INTEGRATED APPLIANCES
- FOUR BEDROOMS (TWO WITH EN-SUITE SHOWER ROOMS, ONE WITH A DRESSING ROOM)
- MODERN PRINCIPAL SHOWER ROOM
- EASY TO MAINTAIN OUTSIDE SPACES AND A GARAGE
- SET A LEVEL WALK FROM THE ESTUARY FORESHORE, BEACH AND VILLAGE AMENITIES

Shoreside, Shaldon, TQ14 0BP

£500,000

A well presented three storey town house style property set within an award winning, near-waterside development. Sitting room, kitchen/dining room with integrated appliances, four good-sized bedrooms (two with en-suite shower rooms and one with a dressing room) and a modern shower room. Easy to maintain outside spaces and a garage. Well positioned, being close to the estuary foreshore and with easy access to the village amenities and beach.



Property Description

LOCATION

2 Shoreside is perfectly positioned, being not much more than a stone's throw away from the Teign estuary foreshore where footpaths lead to the local amenity ground and also provide a short and level walk to the village centre. Shaldon 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 is good walking on the south west coast path and the wonderful Ness Beach is accessed via a 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.

DESCRIPTION

2 Shoreside is an attractive town house style property set within the award winning Midas Homes Shoreside development that was completed just over 20 years ago. Externally attractive, the property has rendered elevations set beneath a tiled roof and the property occupies a good position within the development, close to a shared open green area and not much more than a stone's throw away from the estuary foreshore. The well presented accommodation is set out over three storeys. At ground floor level there is a welcoming reception hall





and a dual aspect sitting room with French doors opening to an enclosed courtyard. The kitchen/dining room is an appealing space with the modern kitchen area having a comprehensive range of built-in high-quality appliances. At first floor level there are two good size bedrooms, both with modern en-suite shower rooms and with one having a large walk-in dressing room with a comprehensive range of built in cupboards and wardrobes. At second floor level there are a further two good sized bedrooms and a modern shower room. The windows on the front and side elevation have some good views across the development and parts of Ringmore and there are some glimpses of the estuary. The outside spaces are laid for ease of maintenance and there is a single garage set directly opposite the house.

To the front of the property a gate opens to a paved entrance path that leads to a feature open entrance portico with canopy over. From here the panel and part glazed entrance door opens to the....

RECEPTION HALL

With spotlights and a cornice to the ceiling, a radiator, timber effect laminate flooring and panel doors open to the principal downstairs rooms. Turning stairs rise to the first floor and a further panel door opens to a...

CLOAKROOM/WC

With coat hooks, a small radiator, a WC and a pedestal wash hand basin with tiled surround. Wall mounted control panel for the alarm system.

SITTING ROOM

An attractive, spacious and light dual aspect room with spotlights and coving to the ceiling and a front facing uPVC double glazed sliding sash window with some outlook over the surrounding area towards the local amenity ground and parts of the village beyond.

Additionally, uPVC double glazed French doors have some outlook over the development and open to the enclosed courtyard. There is a feature fireplace with stone effect surround and a raised hearth. Two radiators.

KITCHEN/DINING ROOM

Another good space with a front facing uPVC double glazed sliding sash bay window overlooking the front garden and having some views beyond towards countryside in the distance. The DINING AREA has space for a table and chairs and a double radiator. Coving and spotlights to the ceiling. The KITCHEN area is fitted with a good range of modern floor and wall mounted units with attractive timber effect cupboard door and drawer fronts and there are extensive area of laminate roll-edge work surface with feature coloured tiled surrounds and an inset one and a quarter bowl single drainer stainless steel sink unit. There is a dresser style unit and integrated appliances include a Bosch four-ring gas hob with a filter over, a Bosch double oven/combination grill, a Bosch microwave, a built in fridge and a separate freezer, a built in Bosch dishwasher and an integrated Bosch washing machine. A recessed cupboard provides storage and houses the electricity trip switches and meter.

FIRST FLOOR LANDING

Radiator and turning stairs rise to the second floor.

FIRST FLOOR BEDROOM ONE

A lovely room with coving to the ceiling and a uPVC double glazed sliding sash window having some good views over the surrounding area taking in the local amenity ground and also having views towards parts of Ringmore, glimpses of the estuary and countryside beyond. A panel door opens to the.....

LUXURY EN-SUITE SHOWER ROOM

With Waterproof flooring, coving and spotlights to the ceiling, extractor fan and a side facing uPVC double glazed sliding sash window with some outlook over the surrounding area. There is a modern three piece suite with a large shower cubicle with marble effect PV surrounds, an Aqualisa shower unit, safety hand rails and a seat. There is a pedestal wash hand basin with tiled surround, large medicine cabinet with lighting above and a WC. Large ladder style radiator/towel rail. A panel door opens to the airing cupboard with a slatted shelf and housing the boiler supplying central heating and the pressurised hot water cylinder.

FIRST FLOOR BEDROOM TWO

Another appealing room with a uPVC double glazed sliding sash window having good views over the surrounding area as described and a radiator. Panel door opens to.....

EN-SUITE SHOWER ROOM

Coving, spotlights and extractor fan to the ceiling and a uPVC double glazed sliding sash window has some views as described. The modern three piece suite comprises a tiled shower cubicle with folding glazed door and dual controls, a pedestal wash hand basin with tiled surround, medicine cabinet and shaver point over and a WC. Ladder style radiator/towel.

DRESSING ROOM

Fitted with a comprehensive range of good quality cupboards and wardrobes, small radiator.

SECOND FLOOR LANDING

With a double glazed skylight having some good views over the surrounding area across rooftops towards the local church, the Ness and parts of the village. Panel doors to....

SECOND FLOOR BEDROOM ONE

A dual aspect room with a front facing uPVC double glazed window with some good far reaching views over the surrounding area as well as having glimpses of the Teign estuary. A side facing uPVC double glazed sliding sash window has some good views across the higher reaches of the village and towards the Ness. Radiator and coving to the ceiling.

SECOND FLOOR BEDROOM TWO

With a front facing uPVC double glazed sliding sash window also having some far reaching views over the surrounding area. Radiator, hinged access to the loft space as well as access to useful eaves storage space.

SECOND FLOOR SHOWER ROOM

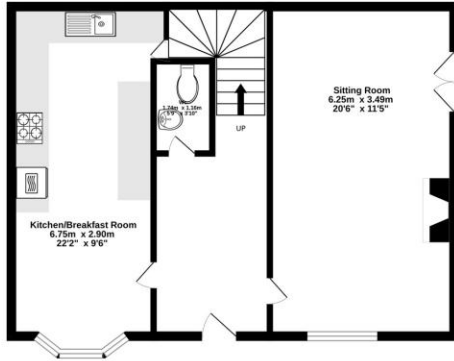
With a double glazed skylight, an extractor fan and spotlights to the ceiling. The modern three piece suite comprises a tiled shower cubicle with glazed screens and dual controls, a pedestal wash hand basin with shaver point over and a WC. Ladder style radiator/towel rail.

OUTSIDE

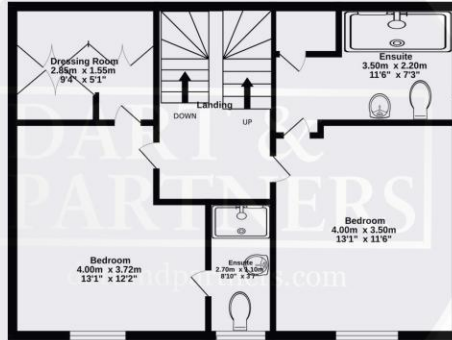
To the front of the property there is an attractive garden laid for ease of maintenance set out to two large areas of gravel with a central path running through to the aforementioned entrance. The front garden is enclosed by rendered walling and cast iron balustrades. To the side of the property, approached from the aforementioned French doors in the sitting room there is a further courtyard with outside lighting, a water tap, with this area being laid to paving and stone chippings and enclosed by rendered walling and cast iron balustrades. Additionally the property benefits from a semi detached SINGLE GARAGE with an "up and over" door and a pitched tiled roof.



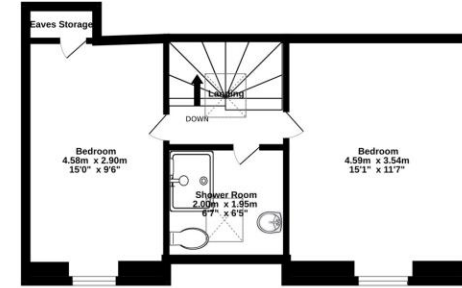
Ground Floor
52.0 sq.m. (560 sq.ft.) approx.



1st Floor
52.4 sq.m. (564 sq.ft.) approx.



2nd Floor
37.4 sq.m. (402 sq.ft.) approx.



TOTAL FLOOR AREA : 141.8 sq.m. (1526 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			
(92-100) A			
(81-91) B			85
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

MATERIAL INFORMATION - Subject to legal verification

Freehold
Council Tax Band F



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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