



- A BEAUTIFULLY PRESENTED END OF TERRACE PROPERTY
- EXCELLENT POSITION AROUND 0.2 MILES FROM THE VILLAGE CENTRE AND BEACH
- OUTSTANDING VIEWS TOWARDS THE ESTUARY AND BEYOND
- SITTING ROOM WITH BAY WINDOW AND FEATURE FIREPLACE
- BEAUTIFULLY APPOINTED KITCHEN/DINING ROOM WITH GOOD QUALITY INTEGRATED APPLIANCES
- STYLISH 4-PIECE FAMILY BATHROOM, CLOAKROOM/WC
- THREE BEDROOMS
- LOVELY DECKED TERRACE, GARDEN AND OUTSIDE STORE/WORKSHOP

## The Homeyards, Shaldon, Teignmouth, TQ14 0EQ      £465,000

An outstanding end of terrace property around 0.2 miles from the village centre and beach. Presented to an excellent standard with stylish accommodation throughout. Sitting room, beautifully appointed kitchen, cloakroom, three bedrooms, luxury 4-piece bathroom, decked terrace and garden.



## Property Description

### DESCRIPTION

11 The Homeyards is an attractive end of terrace cottage, extended some years ago and more recently refurbished to a high standard. The beautiful and stylish accommodation comprises an entrance hall with Kardean floor that extends throughout the ground floor. There are oak panel internal doors and high quality fittings throughout. The sitting room is a particularly appealing space, having a feature fireplace and a bay window with wonderful views across parts of the village towards the estuary and beyond. The beautifully appointed kitchen/dining room has an appealing range of units with extensive areas of marble effect composite work surface and there are a range of high quality integrated appliances. Additionally to the ground floor there is a cloakroom/WC and the third bedroom (currently in use as a home office). To the first floor the master bedroom also enjoys wonderful views towards the estuary and beyond and French doors open to a Juliet balcony, taking full advantage of the views, there is a useful walk-in wardrobe and a good-sized store cupboard. The second bedroom is similarly appealing with both bedrooms being hard-wired for TV/internet. The elegant family bathroom is fitted with a beautiful four-piece suite with a panel bath and separate shower. There is double glazing throughout the property and gas-fired central heating. Outside to the front there is a recently re-laid decked area, being of a good size and providing a perfect spot for al-fresco dining, outdoor entertaining and for contemplating the surroundings. This area also has power and outside lighting. To the rear there is a pleasant raised garden with paved areas, pergola and lawn and a useful timber store with power points.

### SITUATION

11 The Homeyards is set in a lovely row of similarly-styled cottages with a charming lychgate approach. The property is set just a short walk away from the nearby estuary-side and beaches, as well as all the wonderful amenities that ever-popular Shaldon has to offer. The 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. 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 wide range of amenities to include a Waitrose supermarket and a mainline rail link to London Paddington.

#### ACCOMMODATION

To the front of the property there is a shared pathway. An entrance canopy with outside light is set above the feature panel entrance door with an inset leaded light panel, which opens to the....

#### ENTRANCE HALL

With Karndean flooring that extends throughout much of the ground floor. Stairs rise to the first floor landing, there is a spotlight and a high-level cupboard houses the electricity meter and trip switches. An oak panelled door opens to the....

#### SITTING ROOM

A particularly lovely room with a front-facing curved uPVC double glazed bay window with fitted louvre shutters. Through this window lovely views are enjoyed across parts of the village, taking in views towards the Teign Estuary and Teignmouth with views towards the sea and the Little Haldon hills in the distance. There are spotlights and a feature fireplace with a stone hearth with a feature heavy timber beam over. Set within the bay there is a deep window seat with useful store cupboards beneath. Contemporary-style radiator and further radiator.

#### KITCHEN/DINING ROOM

The kitchen/dining room is a particularly stylish space, having a beautiful range of floor and wall mounted units. There are extensive areas of marble-style composite work surface with

an under-mounted "Capel" sink unit, having a mixer set over and there are feature vintage-style tiled surrounds. Integrated appliances include a five-ring gas hob with Zanussi filter over and there is a double Zanussi oven beneath. Space and recess for large American-style fridge freezer, integrated dishwasher and a built in Zanussi washing machine. Spotlights to ceiling. The dining area provides ample space for table and chairs and a folding oak door opens to a good-sized under-stairs walk-in pantry with spotlights. Radiator. A feature oak panelled stable door with inset leaded light panel opens to the outside at the rear of the property. A further folding oak door opens to a useful lobby area with spotlight with a further folding oak door opening to the....

#### CLOAKROOM/WC

Rear-facing uPVC opaque double glazed window, spotlights, extractor fan, attractive 2-piece suite comprising a vanity unit with inset small wash hand basin with a tiled splashback, mixer set and cupboard beneath. WC and small radiator.

#### BEDROOM THREE

A particularly useful space, currently in use as a home office, with this room being dual aspect, having front and side facing uPVC double glazed windows with the front aspect being similar to that described from the sitting room and with the side window also having good views towards the west, taking in the estuary and the Little Haldon hills. There is radiator, spotlights and shelving.

#### FIRST FLOOR LANDING

Oak panelled doors to the first floor rooms and spotlight to ceiling.

#### BEDROOM ONE

A particularly lovely room with a light and spacious feel having front-facing uPVC double glazed French doors opening to a glazed Juliet balcony and also having louvre shutters. Through these doors tremendous views can be enjoyed across parts of the village, towards the estuary and out to sea, as well as taking in the aforementioned views surrounding the estuary. There is a useful large walk-in wardrobe with shelf and hanging rails, a radiator and a further over-stairs cupboard, also has a hanging rail, a shelf and a concealed

storage area. Hard-wired for TV/internet.

#### BEDROOM TWO

Another lovely room with a rear-facing uPVC double glazed window overlooking the back garden and having open views towards the village allotments and woodland beyond. Concealed radiator, hinged access to loft space with pull-down ladder with the loft space having light and being fully boarded for storage. Hard-wired for TV and internet.

#### FAMILY BATHROOM

A particularly beautiful and stylish bathroom being fitted with a four-piece suite comprising a deep panelled bath with mixer set, a feature "Imperial Bathroom Company" wash hand basin with mixer set, being set within a unit with cupboard below. There is a curved shower cubicle with dual controls and dual shower heads, along with a recess. WC. There are large ceramic floor tiles and attractive dado height tiling surrounding the suite. Feature vintage-style heated towel rail, a shaver point and a rear facing uPVC double glazed window also overlooks the back garden, the allotments and woodland beyond. Extractor fan.

#### OUTSIDE

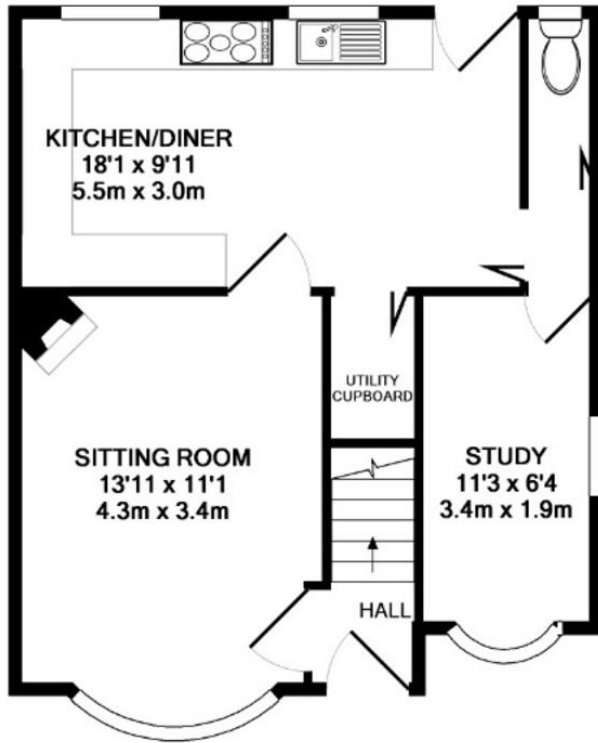
To the front of the property a shared pathway opens to a recently completed decked area with power and light, being well proportioned and enclosed on two sides by panel fencing. This space offers a perfect spot for al-fresco dining/outdoor entertaining. Outside to the rear of the property, immediately behind there is a shared pathway, beyond which there is an area upon which there is a large and useful timber store with double timber door, two windows, power and light. Beyond this, steps rise up to the pleasant raised back garden, principally enclosed by panel fencing with trellis and having been recently laid to two tiers of paving, a small lawn, a pergola and there is a further small timber shed. The garden backs onto the village allotments.

MATERIAL INFORMATION - Subject to legal verification

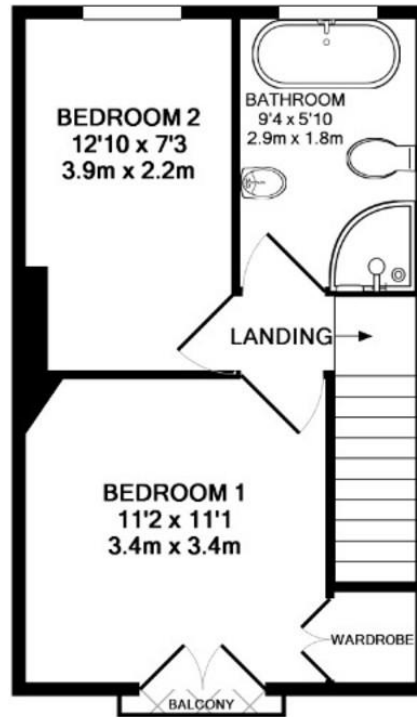
Freehold

Council Tax Band D





GROUND FLOOR  
APPROX. FLOOR  
AREA 491 SQ.FT.  
(45.6 SQ.M.)

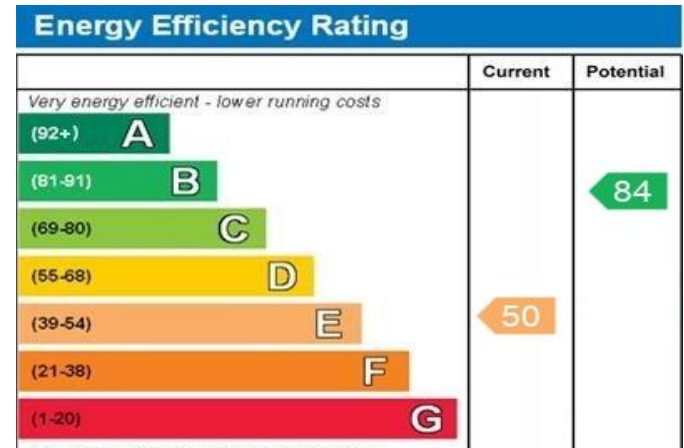


1ST FLOOR  
APPROX. FLOOR  
AREA 339 SQ.FT.  
(31.5 SQ.M.)



TOTAL APPROX. FLOOR AREA 829 SQ.FT. (77.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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