



22 St. Johns Close, Bishopsteignton

£375,000 Freehold

Detached House in Cul de Sac • Estuary Views to the Rear • Requiring Modernisation • Four Bedrooms (one en-suite) • Lounge with Dining Area & Access to Garden • Family Bathroom/WC and Downstairs WC • Large Rear Garden • Garage & Driveway • No Chain • EPC - D

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This four bedroom detached house, requiring modernisation, is situated in the corner of the cul-de-sac and enjoys river and countryside views whilst only being a short walk to the centre of the village. There is a short-cut pathway to the centre of the village from the cul-de-sac and another footpath from Stockmeadow Gardens down to the lower part of Church Road for the main road and bus stops.

Upon entering the property, the entrance hallway leads to the lounge and dining area, kitchen and downstairs WC and there are stairs rising to the first floor with understairs storage. The downstairs WC comprises a low level flush WC, wash hand basin and an obscured glazed window. The lounge is a bright and spacious room with patio doors leading to the rear garden and also features an electric fire with brick surround. The dining area is accessed via the lounge and features a window overlooking the rear garden. The kitchen is fitted with wall and base mounted units, double oven and four ring gas burner with extractor hood above, stainless steel sink and drainer, space for undercounter fridge and freezer, plumbing for a washing machine and window overlooking the front garden. The kitchen also has a door which leads out into the garden.

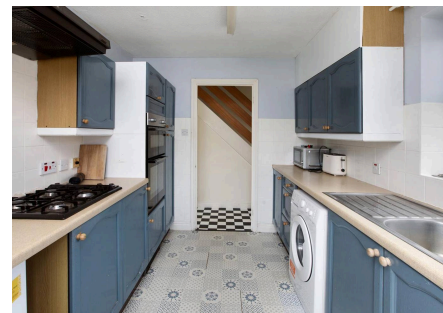
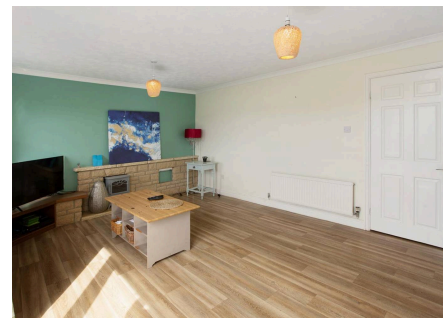
Ascending the stairs to the first floor, the landing leads to the four bedrooms, family bathroom and access to the loft. Bedroom one is a good sized room with windows overlooking the rear of the property and affording river and countryside views. There is a large tiled en-suite comprising bath with shower over, WC, wash hand basin and obscured window facing the front. Bedrooms three and four are both facing the rear of the property and offer river and countryside views. Bedroom two faces the front of the property and has built in wardrobes and another cupboard with shelving and housing the hot water cylinder. The family bathroom is tiled and comprises a bath with shower over, WC, wash hand basin and mirrored storage cupboard. Bishopsteignton is one of South Devon's most popular coastal villages, offering a unique mix of seaside lifestyle and vibrant community life.

There is buyer demand from locals who want to build their lives in the area, upsizing or downsizing, as well as retirees, lifestyle movers, second home buyers and families relocating for coastal living and quality of life.

The property has double glazing and central heating.

Level front garden with one gravelled and one lawned area and two gates leading to the rear garden. There is side access to the garage via a door down the path to the right hand side of the house.

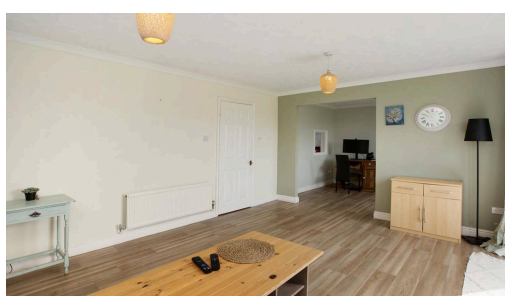
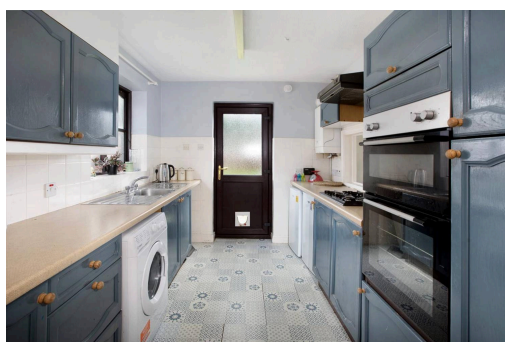
Large lawned sunny rear garden accessed via the patio doors from the lounge, kitchen door or pathways to the side of the house.



Tenure: Freehold
Council Tax Band E: **£3,156.47 per annum**

Mains Services: Gas, Electric & Water

Broadband Speed - Ultrafast 1000 Mbps (According to OFCOM)



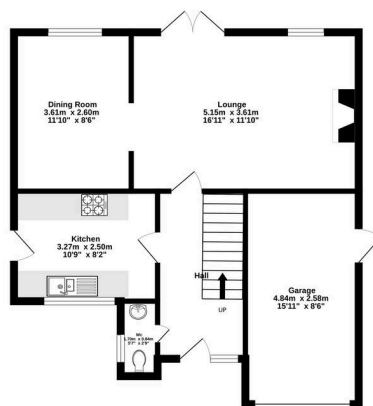
Bishopsteignton is a highly desirable estuary village with an excellent community feel. The village has many local amenities including a primary school, pubs, churches, a pharmacy, a local brewery, post office, general stores and a small hotel. The market town of Newton Abbot is accessible within approximately 4 miles to the west and offers further amenities including schooling, shopping and leisure facilities. The coastal town of Teignmouth is approximately 2 miles to the east and once again offers schooling, shops and also sandy beaches with a pier and an 18-hole golf course. Mainline rail services are available in both Newton Abbot and Teignmouth. The A380 dual carriageway linking Torbay to the south with Exeter and the M5 to the north is accessible within approximately 2 miles of the village.



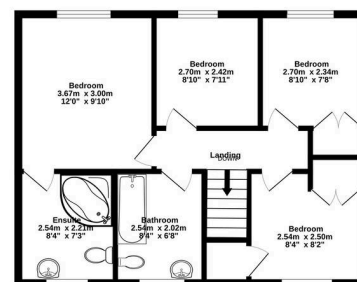
MEASUREMENTS: Kitchen 10' 10" x 8' 2" (3.3m x 2.49m), Lounge 16' 10" x 11' 10" (5.13m x 3.61m), Dining Area 11' 10" x 8' 6" (3.61m x 2.59m), Bedroom 11' 2' 0" x 9' 9" (3.66m x 2.97m), En-Suite Bathroom 8' 1" x 7' 2" (2.46m x 2.18m), Bedroom 2 8' 5" x 8' 0" (2.57m x 2.44m), Bedroom 3 8' 3" x 7' 8" (2.51m x 2.34m), Bedroom 4 8' 10" x 7' 8" (2.69m x 2.34m), Bathroom 8' 1" x 6' 2" (2.46m x 1.88m), Garage 16' 2" x 8' 8" (4.93m x 2.64m).



Ground Floor
57.4 sq.m. (618 sq.ft.) approx.



1st Floor
48.0 sq.m. (516 sq.ft.) approx.



TOTAL FLOOR AREA : 105.4 sq.m. (1135 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 here 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+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	71
(39-54) E		
(21-38) F		
(1-20) G		