



- AN APPEALING TERRACED COTTAGE
- CLOSE TO THE VILLAGE CENTRE AND BEACH
- WONDERFUL VIEWS TOWARDS THE ESTUARY AND SEA
- SITTING ROOM WITH LOG BURNER
- MODERN KITCHEN/DINING ROOM
- TWO BEDROOMS AND A STYLISH MODERN BATHROOM
- GARDENS TO FRONT AND REAR
- WELL PRESENTED THROUGHOUT
- MUCH CHARACTER AND CHARM

## The Homeyards, Shaldon, TQ14 0EQ

£400,000

A charming terraced cottage close to the heart of this highly sought after estuary village with characterful accommodation and good sea and estuary views. Sitting room with log burner, modern kitchen/dining room, two good sized bedrooms and a stylish three piece bathroom. Attractive gardens to the front and rear.





## Property Description

### SITUATION

13 The Homeyards is set in a lovely row of similarly style 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 the wonderful amenities that ever popular Shaldon has to offer. 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

This attractive and beautifully presented 1930's-built cottage has much character and charm and has appealing features to include stripped floorboards, a feature fireplace with log burning stove in the sitting room, and panel internal doors etc. The well presented accommodation has been improved in recent years and the external walls have had significant insulation added, thus increasing the thermal efficiency of the property. The accommodation comprises a charming sitting room







with a walk in bay window having wonderful views towards the estuary and beyond, the kitchen breakfast/room is also an attractive and stylish space with a good quality range of units and a breakfast/dining area. To the first floor, the principal bedroom has good estuary views, the second bedroom also has open views, and there is a stylish modern three piece bathroom with beautiful tiling and a high quality suite. There is gas fired central heating with the boiler being positioned in the loft and uPVC double glazing. Outside to the front of the property there is a good-sized, two tier garden and outside to the rear there is a raised area of garden with a small lawn and two timber sheds.

From the shared gravel pathway at the front of the property the feature panel part glazed entrance door is approached. There is a coach lamp beside and a feature canopy above.

#### RECEPTION HALL

Stripped floorboards, turning stairs with timber handrail rise to the first floor, radiator. a feature panel door opens to the...

#### SITTING ROOM

A particularly lovely, light space with stripped floorboards, feature beams to the ceiling, wall lights and a front facing walk-in uPVC double glazed bay window takes in tremendous views across parts of the village towards the Teign estuary, the Little Haldon hills and Teignmouth harbour, as well as having views towards the sea. Double radiator and a corner-set fireplace with a recessed modern log burning stove set on a slate hearth. There is a dado rail and a panel door opens to a useful under stairs store cupboard. From the sitting room, a door opens to the....

### KITCHEN/DINING ROOM

Another attractive space with two rear facing uPVC double glazed windows overlooking the back garden and having views towards the allotments beyond. A uPVC opaque double glazed door opens to the shared pathway at the rear of the property. Within the kitchen area there is an attractive modern range of units with cupboards, drawers and extensive areas of square-edge timber effect work surface with matching surrounds and an inset one and a quarter bowl single drainer composite sink unit. There is space for a gas cooker with filter above and under surface space for a washing machine. There is space for an upright fridge/freezer, spotlights to the ceiling and open shelves. Within the breakfast/dining area there is a matching breakfast bar with a built in wine rack and cupboards above. Radiator.

### FIRST FLOOR LANDING

With feature panel doors to the upstairs rooms. Stripped floorboards.

### BEDROOM ONE

A particularly lovely space with a dado rail and a front facing uPVC double glazed window has tremendous views from an elevated perspective across parts of the village towards the Teign estuary, the Little Haldon hills, Teignmouth harbour, the higher reaches of Teignmouth, the estuary beach and out to sea. There is a double radiator, stripped and varnished floorboards and a recess for a wardrobe.

### BEDROOM TWO

Another good sized double bedroom with a rear facing uPVC double glazed window overlooking the back garden and having good views towards the allotments and higher reaches of Shaldon. Stripped and varnished floorboards and a double radiator.

### BATHROOM

The bathroom is beautifully presented with a stylish three piece suite with feature vintage-style tiled surrounds and with the suite comprising a panel bath with an attached shower screen, a mixer set and a shower attachment above with two heads and triple controls, a WC with shelf above and a vanity unit with a rectangular wash hand basin with mixer set with having a cupboard below. There is also a uPVC opaque double glazed window and a feature period style heated towel rail/column radiator fitment.

### OUTSIDE

To the front of the property, set on the other side of the approach pathway there is an attractive raised front garden area, being enclosed by shaped hedging with an area of lawn and a paved terrace. This provides good space for outdoor entertaining and for contemplating the lovely views and the surroundings etc. To the rear of the property there is a further shared pathway that runs along the back of the terrace. There is an area of hardstanding where there is a log store and, beside this steps rise to the back garden which backs on to the village allotments. There is a raised area of lawn and a further raised area retained by brickwork with two garden sheds. The back garden is primarily enclosed by fencing.



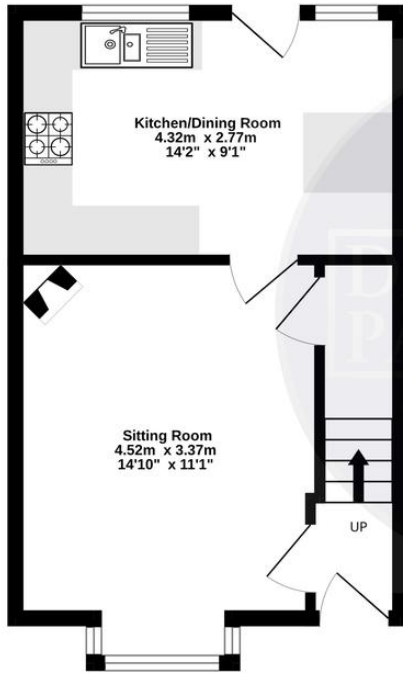
MATERIAL INFORMATION - Subject to legal verification

Freehold  
Council Tax Band C

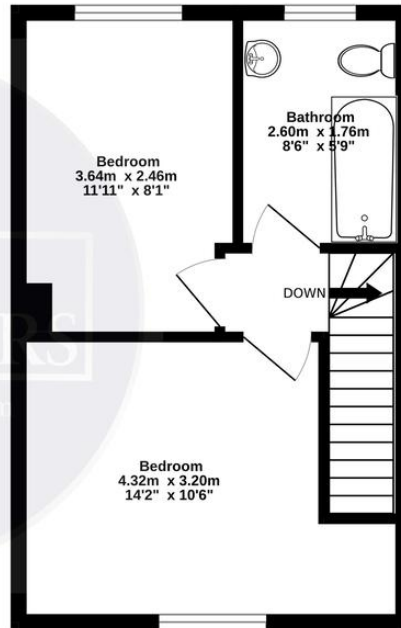
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Ground Floor  
29.9 sq.m. (322 sq.ft.) approx.



1st Floor  
29.3 sq.m. (316 sq.ft.) approx.



TOTAL FLOOR AREA : 59.2 sq.m. (638 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+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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