

Waters Edge, The Strand, Shaldon, Devon





A delightful four bedroom home **beside the River Teign**, with direct access for sailing.

Summary of accommodation

Ground Floor: Porch | Sitting room | Sun room/dining room | Kitchen/breakfast room | Pantry | Cloakroom

First Floor: Three bedrooms | Bathroom

Second Floor: Further Bedroom

Outside: Store | Boat store

Distances

Teignmouth 1.1 miles, Newton Abbot 4.5 miles, Newton Abbot station

4.7 miles (3 hours to London Paddington), Torquay 7.5 miles

M5 (Jct 31) 12.5 miles, Exeter city centre 16.0 miles

Exeter Airport 19.0 miles

(All distances and times are approximate)



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Location

The charming village of Shaldon sits in a sought-after position at the mouth of the River Teign, opposite Teignmouth and within easy reach of the beautiful Devon coastline and the larger towns of Newton Abbot and Torquay. The village has various amenities, including local shops and a wealth of cafés, pubs and restaurants and a sailing club, while there is a community shop and a primary school in Stokeinteignhead.

Further everyday amenities are easily accessible in the surrounding towns, including a range of shops and supermarkets in Teignmouth and a further choice of shops approximately five miles away in Newton Abbot. Torquay is seven miles away and offers a wealth of further shopping, supermarkets and leisure facilities.

There are several schools in the wider local area, including an outstanding-rated primary school in Shaldon, while Torquay offers a choice of schooling including the independent Abbey School. The nearby A380 provides access north towards Exeter, while rail services are available from Newton Abbot and Teignmouth. The area has numerous picturesque beaches, while the South West Coast Path passes nearby, offering stunning walks along the coast.





The property

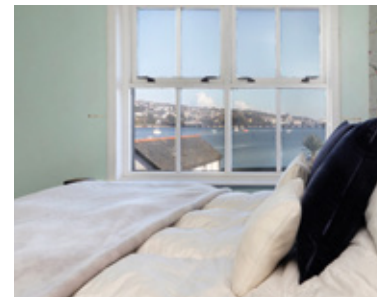
Waters Edge is a beautifully presented four-bedroom home, set in a highly sought-after waterside position in the village of Shaldon. Overlooking the mouth of the River Teign with direct access to the river, the property features highly attractive accommodation with plenty of character and splendid features and fittings, set across three levels.

On the ground floor, the main reception room is the sitting room with its wooden parquet flooring, handsome wood panelling and grand open fireplace. There are two sets of French doors opening to the front and welcoming plenty of natural light. Towards the rear there is a sun room or dining room with a glass roof, offering space in which to dine or entertain.

The kitchen sits between the sitting room and the dining room and includes tiled flooring, fitted units to base and wall level and a stainless steel range cooker. There is also a walk-in pantry for further kitchen storage.

There are three well-presented bedrooms on the first floor, as well as the family bathroom with its over-bath shower. The second floor provides a further double bedroom among the eaves, as well as access to a substantial eaves storage space.





Garden and grounds

The property occupies a desirable position within The Strand beside the River Teign. There is a courtyard garden at the front of the house, with the sitting room's French doors opening onto the patio and providing space in which to dine al fresco. Across the lane there are further gardens, including an area of timber decking beside the water, as well as a boat house and a further store. This area affords direct access to the water via stone steps.

Services

Mains water, electricity and drainage. Gas central heating.

Agent's Note: Planning was granted for Watersedge in 2012 and with stage one being completed and signed off by building control the property now benefits planning in perpetuity. Planning application number 10/01171/FUL.

Directions

Postcode: TQ14 0ES

what3words: ///chitchat.ribs.status

Property information

Tenure: Freehold

Local Authority: Teignbridge District Council

Council Tax: Band F

EPC Rating: D

Guide Price: £895,000



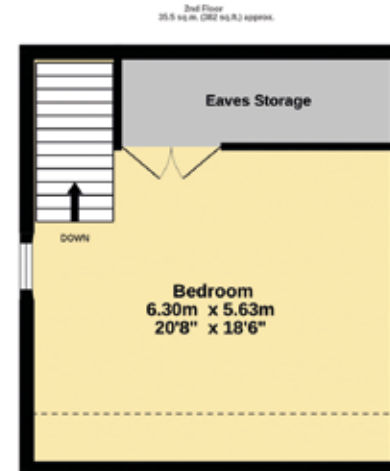
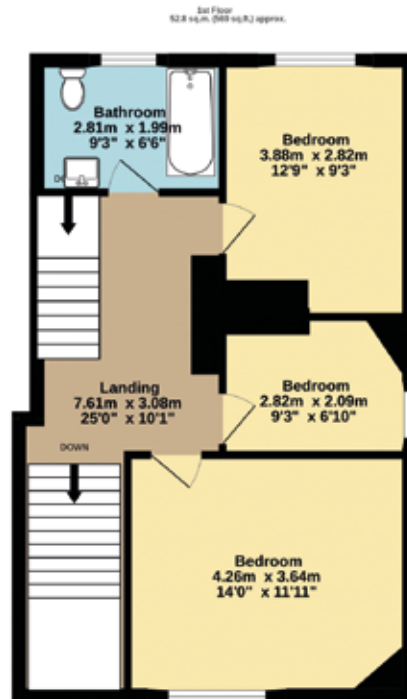
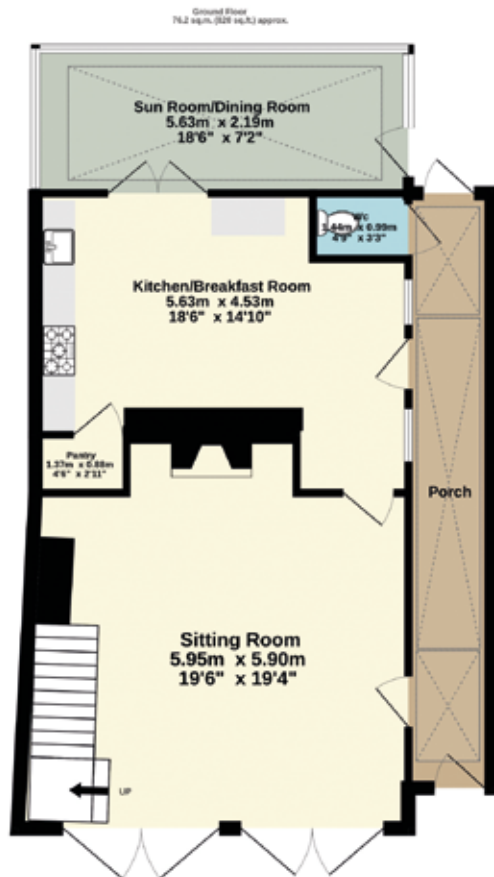


Existing Floor plan

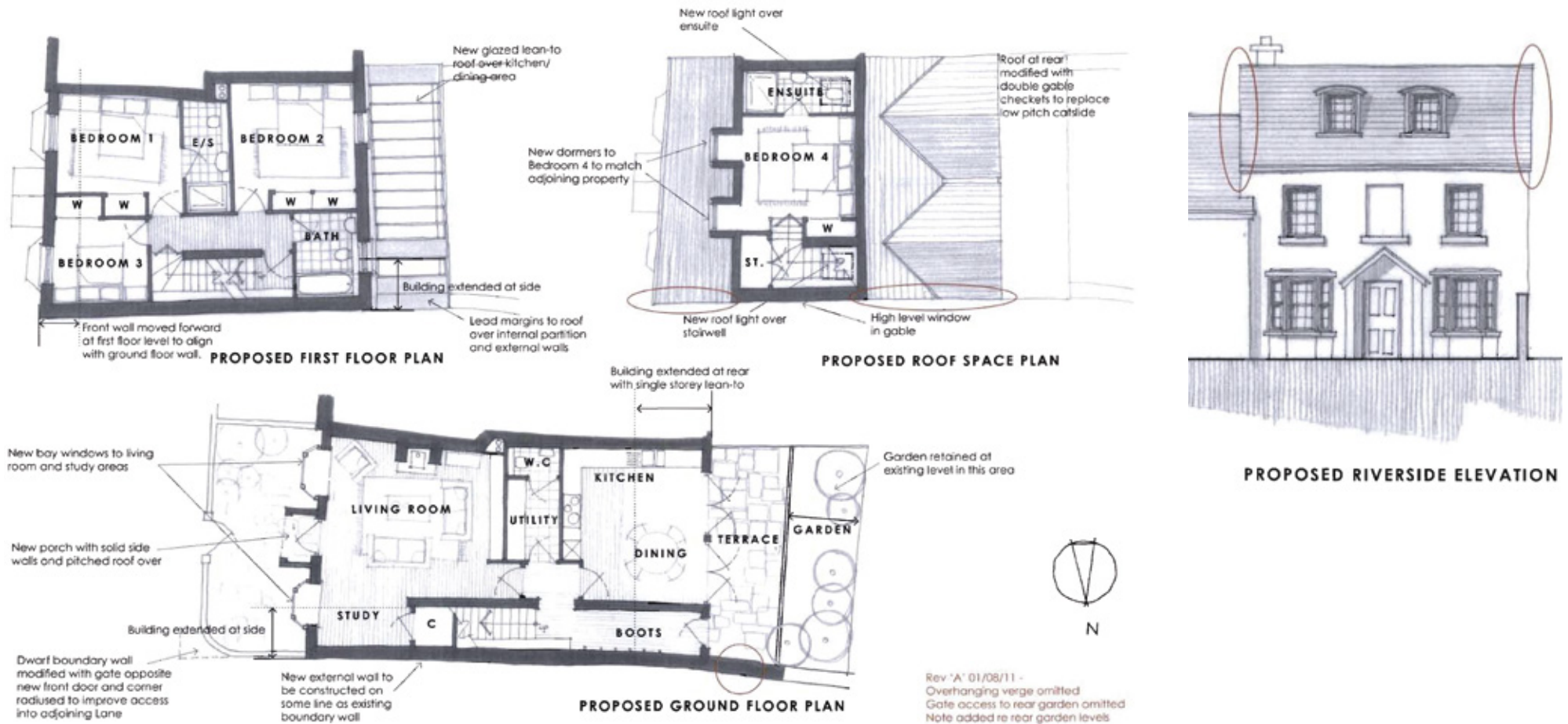
Approximate Gross Internal Floor Area
179.5 sq.m. (1932 sq.ft.)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



Proposed Floor plan



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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