



- A WELL-PRESENTED SEMI DETACHED 1920'S-BUILT PROPERTY
- SET IN A SOUGHT AFTER VILLAGE LOCATION
- WONDERFUL VIEWS TOWARDS THE ESTUARY AND DARTMOOR
- ENTRANCE PORCH, RECEPTION HALL AND CLOAKROOM/WC
- SPACIOUS SITTING/DINING ROOM OPENING TO BALCONY
- THREE GOOD-SIZED BEDROOMS (E/S TO BEDROOM ONE)
- STUDY AND FAMILY BATHROOM
- GOOD SIZED WEST FACING GARDEN
- DRIVEWAY, GARAGE, CELLAR AND SUMMERHOUSE

**Murley Crescent, Bishopsteignton, TQ14 9SH**

**OIEO £500,000**

An attractive semi-detached 1920's-built property set in a sought after estuary village and having tremendous views towards the Teign estuary and Dartmoor. Entrance porch, reception hall, cloakroom/WC, sitting/dining room opening to balcony, three bedrooms (en-suite shower room to bedroom one,) study and family bathroom. Driveway parking, garage and a good-sized west facing garden with summerhouse and access to a useful cellar space.

## Property Description

### LOCATION

16 Murley Crescent is set within a mature and sought-after area of the popular estuary village of Bishopsteignton. Bishopsteignton is a desirable village with a strong sense of community, being set above and beside the beautiful Teign Estuary. The village has many local amenities to include a post office/store, a chemist, a garden centre, a church, a village hall, two public houses, a vineyard and the Cockhaven Arms. Additionally there is a well-regarded primary school. The seaside town of Teignmouth is around 2 miles away, with its promenade having a classic Georgian crescent, a sandy beach and a wide range of shops and amenities to include, a mainline railway station, a secondary school, Trinity School offering private education and many cafes and restaurants etc. The estuary offers good boating opportunities and Teignmouth golf course is only 2-miles away. Good accessibility is enjoyed to the A380, making for a fast commute to the cathedral city and county town of Exeter with its International Airport and University.

### DESCRIPTION

16 Murley Crescent is an attractive, traditionally-styled 1920's-built property with spacious, family-sized accommodation and wonderful views in the south and westerly aspects towards a broad sweep of the River Teign estuary and Dartmoor in the distance. The property is presented to the market in good order with uPVC double glazed windows and there is gas fired central heating. Features include high ceilings, picture rails and there is a feature fireplace with a log burning stove in the sitting room. The outside spaces are equally appealing with a mature, west facing back garden with summerhouse and access to a good-sized cellar. In addition there is driveway parking and a garage.

### ACCOMMODATION

To the front of the property a pathway leads to uPVC double glazed double doors that open to the ENTRANCE PORCH, a dual aspect space with some good views over the surrounding area, a quarry tiled floor and a coach light. A feature panel and leaded light inner door open to the RECEPTION HALL, an attractive and welcoming space with turning stairs with a feature balustrade rising to the first floor. There is an under stairs cupboard and a door opens to a CLOAKROOM/WC. Additionally this space opens to the outside at the side of the property and there is a large cloaks cupboard. The SITTING/DINING ROOM is a particularly lovely and free-flowing space.





Within the sitting area there is a front facing bay window with some pleasant views over the surrounding area, including glimpses of the estuary and there is a chimney breast with an inset log burning stove and raised slate hearth. There are picture rails, feature shelved recesses and, within the dining area a door with full height windows to either side open to a decked timber BALCONY with feature balustrade. Through these doors and from the balcony, truly breathtaking views can be enjoyed towards the westerly aspect, taking in a broad sweep of the Teign estuary, rolling countryside above and beyond and views towards Dartmoor. Also at entrance level is the KITCHEN/BREAKFAST ROOM, another attractive space with a good range of built in units, space for a breakfast table and chairs, numerous cupboard and drawers and ample areas of rolled edge work surface with feature tiled surrounds. The kitchen/breakfast room also enjoys wonderful views as described towards the estuary and Dartmoor.

The first floor accommodation is equally appealing with the landing space enjoying good views towards the estuary, Ringmore and rolling countryside and there are feature panel doors which open to the first floor rooms with feature architraves and access to the loft space. Leading off the landing there are three good sized bedrooms, two of which have good views as described, taking in a broad sweep of the Teign estuary, Coombe Cellars, rolling countryside and Dartmoor. The principal bedroom overlooks the attractive front aspect and has an en-suite shower room with a modern three piece suite. Additionally, at first floor level there is a useful study, also with wonderful views towards the Teign estuary and a local landmark known as Archbrook. The modern family bathroom is fitted with a three piece suite with a shower over the bath.

#### OUTSIDE

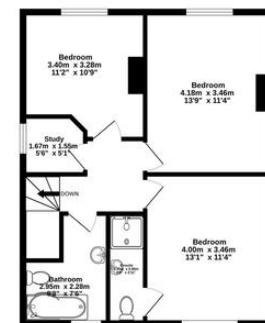
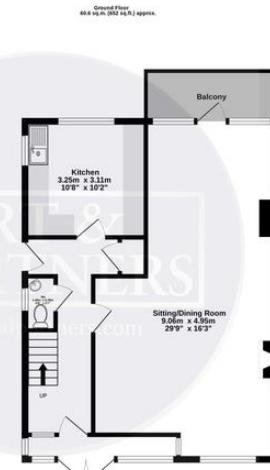
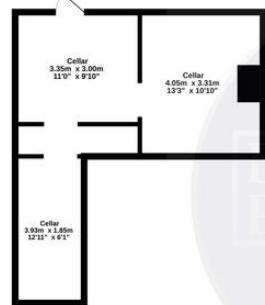
OUTSIDE to the front of the property there is an attractive area of front garden, primarily laid to hardstanding with raised areas of bedding, stocked with shrubs and flowering plants. To the side of the property there is a driveway which provides PARKING and leads to a door which opens to the GARAGE, which has a strip light, windows and power points. Set to the side of the property there is a raised pathway, being a wonderful spot to contemplate the outstanding estuary views. From here, steps descend to the back garden, which is of a good size and having a westerly aspect and with the outside

Garage  
14.3 sq.m. (154 sq.ft.) approx.

Cellar  
32.4 sq.m. (348 sq.ft.) approx.

Ground Floor  
60.6 sq.m. (652 sq.ft.) approx.

2nd Floor  
55.5 sq.m. (597 sq.ft.) approx.



**TOTAL FLOOR AREA : 162.8 sq.m. (1752 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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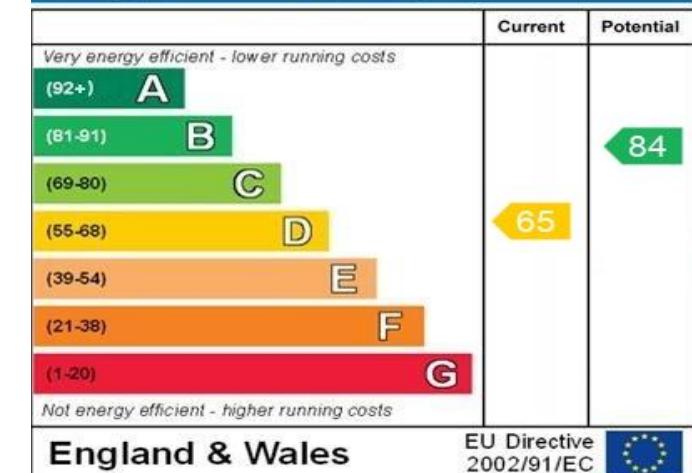
space at the rear also enjoying good views towards Dartmoor. Set immediately behind the property there is a paved seating area from where access is gained to a summerhouse with an open veranda and canopy in front, again providing a wonderful spot to contemplate the excellent surroundings. Beyond this, the garden is primarily laid to a broad sweep of lawn with vegetable planters, shrubs, fruit trees and a herb garden, as well as a small water feature. The garden is primarily enclosed by mature beech hedging and there is a greenhouse, a timber shed and large water butts. A door opens to a useful CELLAR/UTILITY with space for utility items, shelving and the wall mounted boiler supplying gas central heating. There is also access to underhouse voids providing additional useful storage.

**MATERIAL INFORMATION** - Subject to legal verification

Freehold

Council Tax Band D

**Energy Efficiency Rating**



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