



Bishopsteignton

3x  1x 

ENERGY
RATING
D65

- Video Walk-through Available
- Semi-Detached House
- 3 Bedrooms
- Light & Airy Lounge & Kitchen/Diner
- Conservatory & Utility Room
- Modern Shower Room
- Paved Rear Garden with Outbuildings
- Driveway Parking to Front
- Convenient for Primary School
- Sought-After Village Location

Guide Price:
£300,000
FREEHOLD

10 Cockhaven Close, Bishopsteignton, Teignmouth, TQ14 9RJ



1000s of homes sold in Teignbridge

78 Queen Street, Newton
Abbot, Devon, TQ12 2ER

10 Cockhaven Close, Bishopsteignton, Teignmouth, TQ14 9RJ

A well-presented three bedroom 1950s-built semi-detached property with off road parking, in a fantastic location situated at the top of a cul-de-sac near to the excellent local primary school. A superb spot for any young family looking for a new home in a desirable village with great links to both the seaside town of Teignmouth and the bustling market town of Newton Abbot. The village itself offers the primary school, pubs, village shop and local bus routes. The agent was particularly impressed with the deceptively spacious accommodation on offer, with bonuses such as a conservatory, a utility and two very useful outbuildings to the rear. The kitchen/diner and shower room are modern in design, the living space is light and airy. The bedrooms are of good sizes and the property benefits from gas central heating and double glazing. All that remains is to find the house a new owner – will it be you?

Outside:

Paved, tiered garden to the rear with two very useful outbuildings.

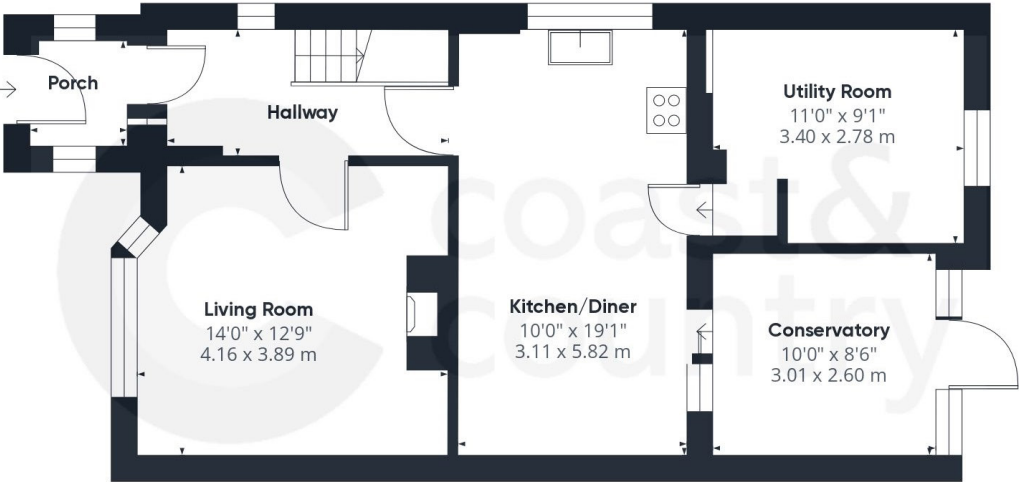
Parking:

Driveway parking to the front.

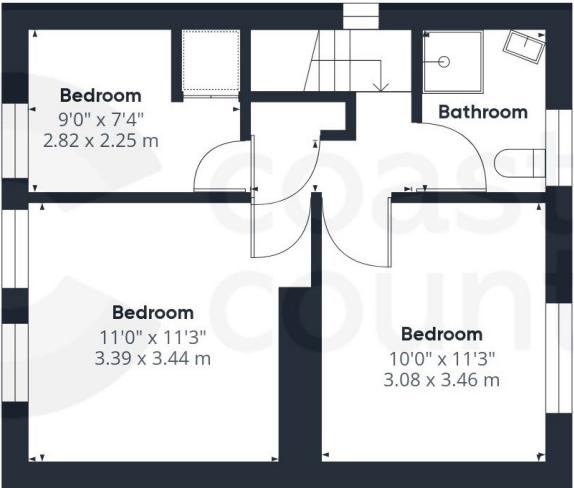
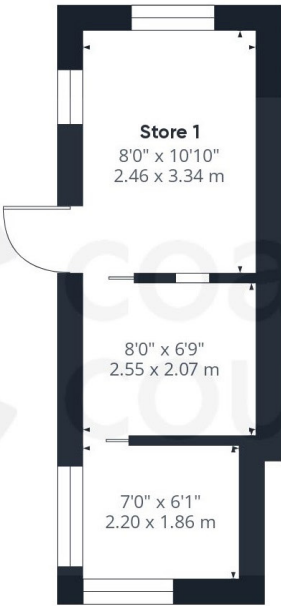
Directions:

From the Penn Inn roundabout at Newton Abbot take the A380 dual carriageway Exeter bound. Take the first exit and at the roundabout follow signs for Bishopsteignton A381. At the garage on the left hand side turn left onto Cockhaven Road, take the second left onto Cockhaven Close, the property can be found on the right hand side.





Ground Floor



Floor 1

Approximate total area

1024.62 ft²

95.19 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Agents Notes:

Council Tax: Currently Band D

Tenure: Freehold

Mains water. Mains drainage. Mains gas. Mains electricity.

Three Year Devon Rule: A S157 Notice / Restrictive Covenant applies to this property. It can only be purchased by someone who has either lived or worked in Devon for the three years immediately prior to the purchase.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes \pm 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.