



17 Sandy Lane, Torquay Road

Shaldon

Guide Price £385,000

ABSOLUTE



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Shaldon

This stunning detached 3-bedroom lodge, built in 2023, offers a luxurious coastal living experience with breathtaking panoramic sea views.

The fabulous open plan living space features bifold doors opening on to an extensive composite decked terrace, that showcases the mesmerising sea views, creating a seamless indoor-outdoor flow. The stylish modern kitchen has an excellent range of built in units and is equipped with integrated appliances including a double oven, a microwave, a fridge/freezer, an induction hob with a pop up extractor, a dishwasher and a wine cooler. Beautiful quartz worktops incorporating a breakfast bar complete this wonderful space. The lounge/dining area is spacious and has an abundance of natural light.

There is the convenience of a separate utility room with matching units and an integrated washer/dryer again finished with quartz worktops. The property boasts three double bedrooms, two with built-in wardrobes.

The principal bedroom offers a fabulous en-suite, with a double sized waterfall shower. The family bathroom offers an air of elegance with a four piece suite including a free standing bath, a separate waterfall shower, a vanity unit with an inset wash-hand basin and a low level WC. The bathrooms are finished with beautiful tiling and heated towel rails.



GARDEN

Step outside onto the expansive composite decking, enclosed by a glass balustrade, where you can bask in the tranquillity and grandeur of the surroundings. The outdoor space of this property presents an idyllic sanctuary for relaxation and entertainment. Whether enjoying a peaceful morning coffee or hosting a family gathering this outdoor space promises a lifestyle of leisure and luxury. The seamless transition from the interior to the deck ensures that the natural beauty of the environment becomes an integral part of every-day living. Your Coast View membership entitles you to many luxuries including: Delicious dining at the Bucket & Spade restaurant. Health & Leisure facilities include a lovely indoor heated swimming pool and a gymnasium. There is also a beauty and wellness centre for those who want to treat themselves to some pampering and a complimentary golf membership at the local Teignmouth golf club. More information on all these facilities are available on the Coast View website.

Driveway

2 Parking Spaces

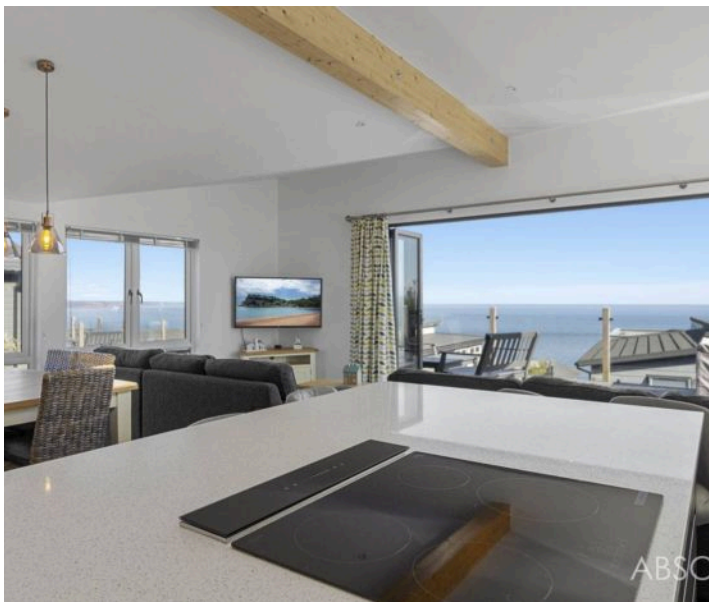
There is a block paved driveway with parking for 2 cars and a car charging point, ensuring convenience and practicality are at the forefront of this exceptional home.

This property, which also benefits from underfloor heating, is immaculately presented throughout and we strongly recommend an internal viewing to fully appreciate the accommodation and views on offer.

Agents Note:

40 year lease

Pitch cost £8260 Inc VAT



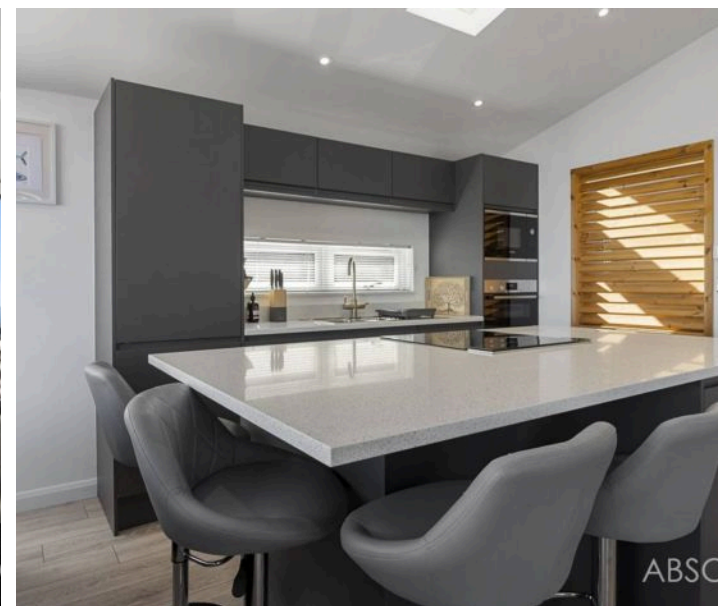
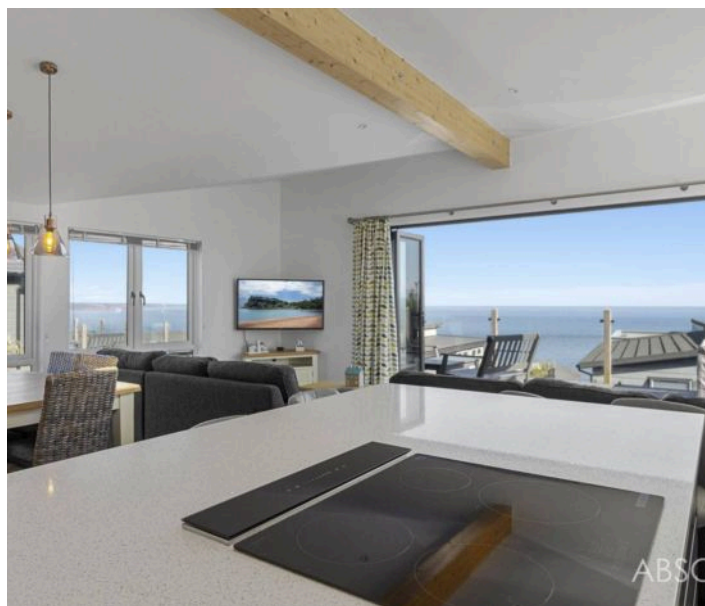
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The lodge is within walking distance to the nearby Botanical Gardens, Estuary, playing fields and Shaldon village, where you will find a good selection of shops, restaurants and cafes. Other amenities include The Ness Hotel, primary school, Shaldon Zoo and bowling green. Shaldon beach every year holds many events on the beach which includes the water carnival, annual regatta and bonfire night celebrations. From the beach you can catch the passenger ferry across to the seaside town of Teignmouth where you will find further local facilities and amenities. Teignmouth has a railway station which connects to Exeter and beyond with direct access into London Paddington. Agents Note: 40 year lease Pitch cost £8260 Inc VAT
Council Tax band: TBD

Tenure: Leasehold

- Stunning detached lodge built in 2023
- Beautiful panoramic sea views
- 3 Double bedrooms, 2 with built in wardrobes
- Fabulous open plan living space with bifold doors enjoying the sea views
- Stylish kitchen with integrated appliances & quartz worktops and breakfast bar
- Utility room with integrated washing machine and quartz worktops
- Elegant family bathroom with a four piece suite and lovely on-suite shower room
-  eating
-  posite decking with glass balustrade
-  panoramic sea views
-  driveway with parking for 2 cars and a car charging point



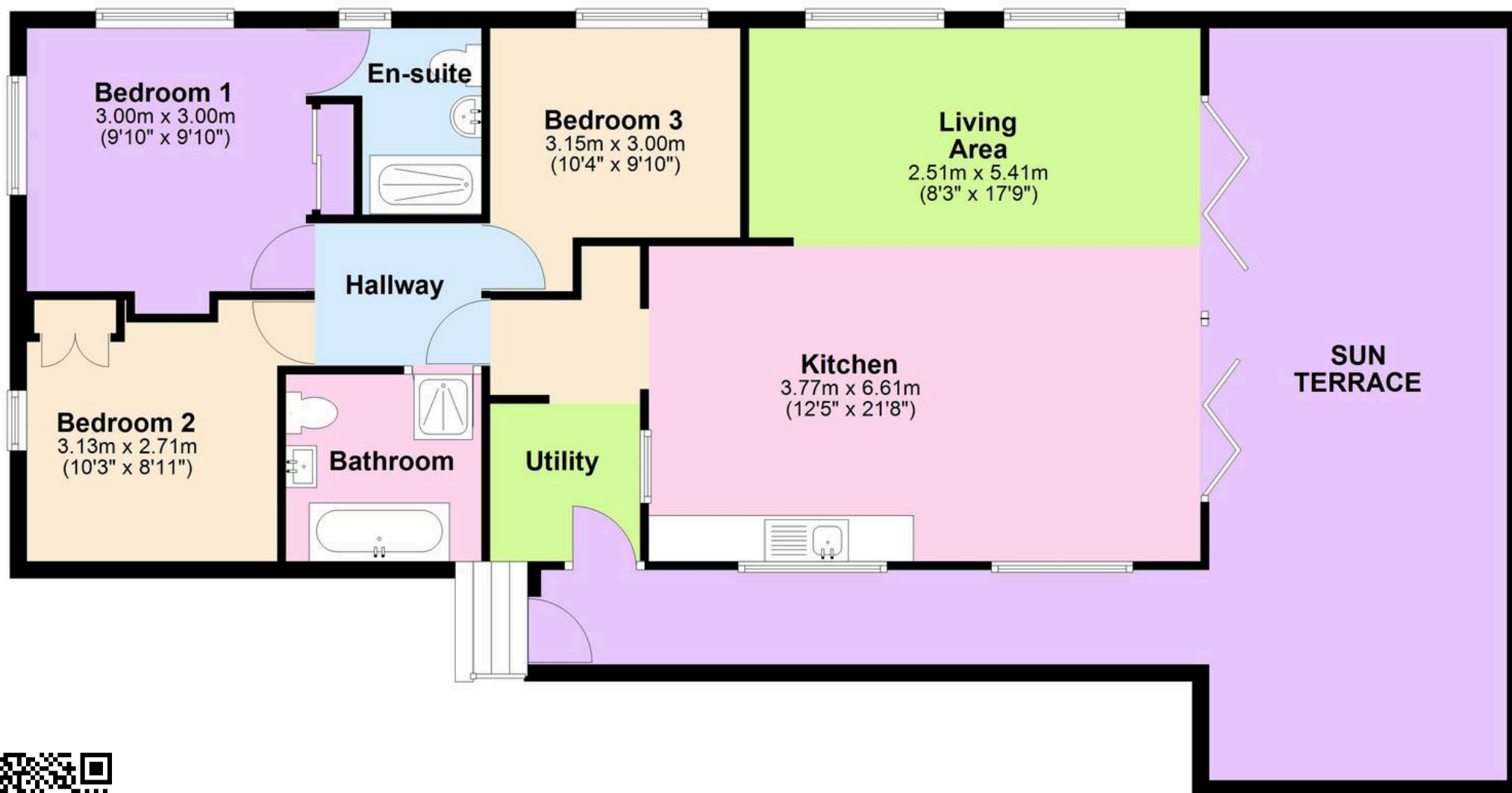


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Floor Plan

Approx. 88.5 sq. metres (952.8 sq. feet)



Total area: approx. 88.5 sq. metres (952.8 sq. feet)



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