



Carlingford







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Teignmouth Road, Maidencombe, , TQ1 4TP

Teignmouth 4 miles Exeter 21 miles Torquay 5 miles

Stunning coastal views and close proximity to the quaint village of Maidencombe.

- Five Bedroom Detached Property
- Generous Plot with Coastal Views
- Semi-Rural Location
- Utilities: Mains electricity, gas, water. Private drainage. Gas central heating.
- Council Tax Band: G
- 1-2 month exchange & Completion
- Detached Double Garage
- Development Potential Subject to P.P
- EPC: C
- Freehold

Asking Price £425,000

Stags Torquay

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DESCRIPTION

Discover this charming cottage-style property located on the fringes of Torquay, offering stunning coastal views and close proximity to the quaint village of Maidencombe. This delightful home, available with no forward chain, has a history as a successful AirBnB and stands on a generous plot, presenting an ideal opportunity for those seeking a comfortable residence or a development project for a forever home. The ground floor includes two inviting reception rooms, a well-equipped kitchen, three double bedrooms, and a family bathroom. The first floor features two additional double bedrooms, each with an ensuite bathroom, providing breath taking views of the surrounding countryside and the sea.

Maidencombe has a well-regarded pub, the Thatched Tavern, a 4 star hotel and a wonderful beach with a Cafe and access to the South West coastal path. The nearby village of Stokeinteignhead has an excellent primary school, a village shop, church and pub. A first-rate range of facilities can be found in the delightful towns of Teignmouth or Torquay. St Marychurch is a short drive away with a good range of shops and Torquay Golf Course.

There are good transport links with easy access to Exeter via the coast road through Teignmouth linking to the A380 dual carriageway and the M5. Mainline rail links are available from Teignmouth and Newton Abbot

The approach to the property offers ample parking for 3-4 cars and includes a double garage equipped with a single up-and-over door, power, lighting, and an inspection pit, ideal for any keen mechanics. The rear gardens are truly a delight, offering everything a keen gardener could desire. A generous level lawn extends to the rear of the plot, enjoying far-reaching coastal views, and features a raised deck and covered garden pergola—ideal for entertaining friends and family. This stunning garden also boasts a sunny patio area perfect for al fresco dining and a potting shed with picturesque countryside views. The outside space extends further to the side with a sloping path leading to an orchard with a variety of fruit trees, including apple and fig. A large shed provides ample storage space, all enclosed by established borders.

Mains electricity, gas, water. Private drainage. Gas central heating. Up to Ultrafast broadband with Openreach available in the area. Mobile coverage is limited with EE, Three and Vodafone.

Completion Timeframe:

Any purchase will need to exchange & complete within two calendar months.

A pre-auction / legal pack can be provided.

WHAT3WORDS

bombard.condition.kitchens





Approximate Area = 1941 sq ft / 180.3 sq m (excludes garden shed)

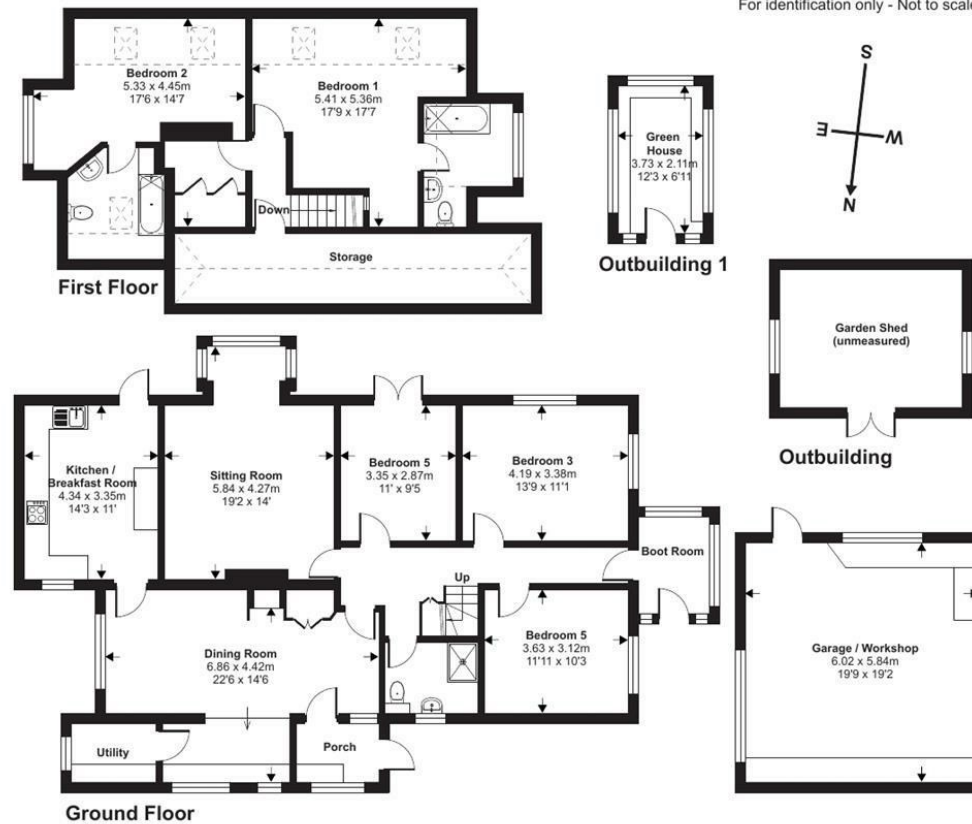
Limited Use Area(s) = 280 sq ft / 26 sq m

Garage = 377 sq ft / 35 sq m

Outbuilding = 85 sq ft / 7.8 sq m

Total = 2683 sq ft / 249.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Stags. REF: 1144590



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



