



## Combeinteignhead

4x 3x

ENERGY  
RATING  
D55

- Video Walk-through Available
- Individual Detached House
- 4 Bedrooms (2 en-suite)
- Study and Utility Room
- Spacious, Light-Filled Interior
- Driveway and 2 Garages
- Landscaped Gardens
- Superb Countryside Views
- Sought-After Village Location
- No Upward Chain

**Guide Price:**  
**£765,000**  
FREEHOLD

# Steps, Stoke Road, Combeinteignhead, Newton Abbot, TQ12 4RE



1000s of homes sold in Teignbridge

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

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An individual and extended detached family home set in an enviable and elevated position enjoying superb countryside views nestled in a sought-after rural location. The property stands in a generous plot which is easy to maintain with a sweeping driveway, small lawn, terrace and decking. The property also benefits from two garages, one of which is integral and the other at road level. This lovely house will appeal to buyers looking for an individual home in a sought-after village setting with countryside views.

Steps is located on the edge of the highly sought-after village of Combeinteignhead which is a charming and typical picture postcard village, particularly well regarded and nestled in the beautiful Devonshire countryside. Combeinteignhead has the popular Wild Goose Inn and an ancient church, along with the renowned Coombe Cellars Inn on the banks of The River Teign which flows down to the coast and Teignmouth. Shaldon and Newton Abbot are within a short drive and offer a wide choice of shopping and leisure facilities and the latter a mainline railway station with express services to London.

**The Accommodation:** A part decorative glazed entrance door with side panel leads to the entrance hallway with tiled flooring and stairs to first floor and courtesy door to the garage. Also on this floor there is a bedroom with storage cupboard, window to front and glazed door leading to an en-suite shower room with shower cubicle, low-level WC, wash basin, heated towel rail, tiled walls and flooring and two windows. There is also a utility room with wall and base units, rolled edge work surface with tiled splashback, inset single drainer sink unit, plumbing for washing machine and spaces for fridge/freezer and tumble dryer, tiled flooring and window to side. Accessed from the utility is a cloakroom WC with low-level WC, wash basin, tiled walls and window.

On the first floor, the stairs open up into the landing/ snug area with a wood burning stove and slate hearth, wood flooring and glazed double doors open to the sitting room which is a light and airy room with windows to front enjoying superb countryside views, feature angled window to side, further window and Velux window. There is a dining area off the snug with tiled flooring and windows with outlook to front and side enjoying the countryside views and an archway leading to the kitchen, which is extensively fitted with a modern range of wall and base units and central isle with hob and extractor over, single drainer sink unit, built-in double oven, fridge/freezer, dishwasher, microwave and window enjoying countryside views. The inner hallway has a storage cupboard and wood flooring. The study has tiled flooring, storage cupboard and window rear. The master bedroom is a bright and airy room with French doors

and windows to front enjoying superb countryside views, further window to side, dressing room and an en-suite shower room with corner shower cubicle, low-level WC, pedestal wash basin, tiled walls and window. Bedroom two has feature arched windows to front enjoying the superb countryside views and Velux window above. Bedroom three has a window and door to outside. There is also a modern shower room comprising walk-in shower cubicle, low-level WC, vanity wash basin, heated towel rail and windows to rear and side. Double glazing and oil-fired central heating are installed.

**Gardens & Parking:** Outside to the front, steps and gravelled driveway provide ample off-road parking leading to a sweeping tarmac drive giving access to the integral garage. The front garden is laid to lawn with a variety of shrubs and established trees, brick retaining wall with flower borders and steps lead to a paved patio and timber shed, further steps lead to a raised paved area with pergola and further steps with lawn to either side to a raised decked area suitable for barbecuing and enjoying the superb countryside views. In addition to the integral garage there is a further single garage with off-road parking to front directly at road level.

**Directions:** From the A380 Penn Inn roundabout take the exit sign posted Combeinteignhead. Continue uphill on the Shaldon Road for approximately 2 miles and you will enter the village of Combeinteignhead. Pass the village hall and car park on your left hand side. Turn right at Coombe Garage (signposted for Stokeinteignhead / The Wildgoose). The property can be found on the left hand side.



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## Agents Notes:

Council Tax: Currently Band E

Tenure: Freehold

Mains water. Mains electricity. Oil-fired central heating. Private drainage.

The property has an easement across neighbouring land to its own driveway from the road.

The agent awaits sight of a HETAS certificate for the wood burning stove.

Floor Plans - For Illustrative Purposes Only

## Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	55 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.