



## Bishopsteignton

4x 2x

ENERGY RATING TBC

- Video Walk-through Available
- Detached House
- 4 Double Bedrooms (x1 En Suite)
- Lounge With Ornamental Fireplace
- Spacious Kitchen/Diner With Quartz Worktops

- Family Bathroom, Downstairs WC & Utility Room
- Large Garden With Lawn, Decking & Patio
- Driveway, Garage & Additional Space
- Private Tucked-Away Position
- Sought-After Village Location

**Guide Price:**  
**£700,000**  
FREEHOLD

# The Willows, Shute Hill, Bishopsteignton, Teignmouth, TQ14 9QL



1000s of homes sold in Teignbridge

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

# The Willows, Shute Hill, Bishopsteignton, Teignmouth, TQ14 9QL

This impressive four-bedroom detached family home is situated in the highly sought-after village of Bishopsteignton in South Devon. Offering spacious and well-appointed accommodation across two floors, the property combines modern living with practical design, making it ideal for families or those seeking additional workspace at home.

## The Accommodation:

Upon entering, you are welcomed by a generous and inviting entrance hallway, setting the tone for the rest of the home. The ground floor benefits from attractive herringbone wooden flooring throughout, adding warmth and continuity to the living space. A dedicated office provides the perfect environment for home working or study. The living room is well-proportioned and features a gas fireplace (currently disconnected), offering potential for reinstatement as a focal point. Further to this is a downstairs WC with its own heated towel rail. The heart of the home is the spacious kitchen/diner, fitted with a high-quality Wren kitchen. This contemporary space includes a central island, quartz worktops, an induction hob, electric oven, and integrated dishwasher. There is ample room for dining and entertaining, with direct access to the garden. A separate utility room provides additional storage, separate sink and laundry space and offers internal access to the single garage.

Upstairs, the property offers four generously sized double bedrooms. The principal bedroom benefits from double fitted wardrobes and a large en-suite bathroom, complete with a walk-in shower, double sink unit and heated towel rail fitted with a summer switch. The remaining bedrooms are served by a stylish family bathroom featuring modern tiling, a walk-in shower, a freestanding roll-top bath and a heated towel rail with summer switch installed. Most rooms are fitted with dimmer spotlights, and the property has gas central heating and is fully double glazed.

## Parking:

To the front the property enjoys a tarmac driveway for a couple of vehicles in-front of the garage and the property owns an additional space on the right-hand side as you enter the development.

## Gardens:

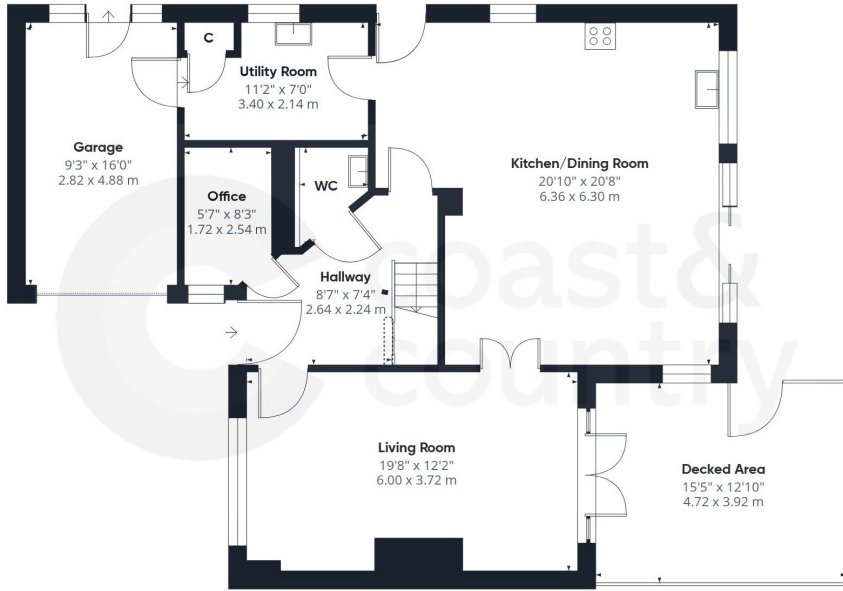
The property sits within a large, reasonably level garden, predominantly laid to lawn and bordered by mature trees and shrubs, providing a good degree of privacy. A composite decking area and a newly installed patio extend from the kitchen, creating an ideal space for outdoor dining and relaxation. The garden currently has a couple of sheds situated to the sides of the garden and the property has full access around the property.

## Directions:

From the A380 Penn Inn roundabout Exeter bound. Take the first exit for Kingsteignton. At the roundabout take the third exit for Bishopsteignton A381. Drive past Metro Motors and past Jacks Patch on the right then take the next left into Church Road. Follow the road up the hill past the church. The driveway can be found to the right before the Ring of Bells pub.



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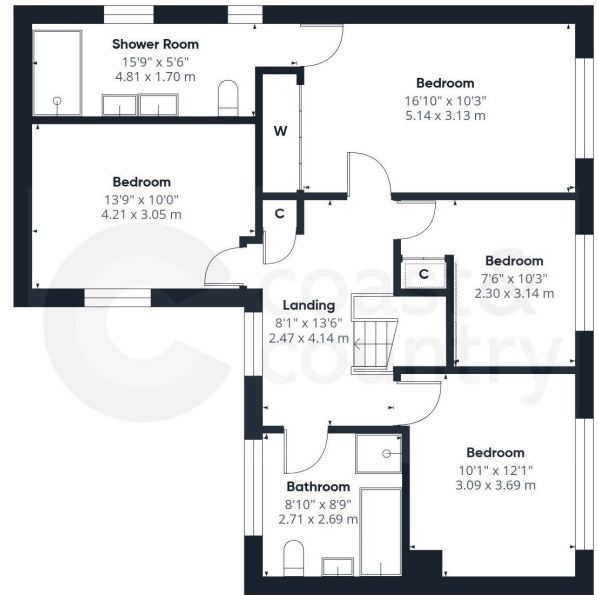
**Approximate total area<sup>(1)</sup>**

1817 ft<sup>2</sup>  
168.9 m<sup>2</sup> (1) Excluding balconies and terraces

Balconies and terraces	Reduced headroom	Reduced headroom
195 ft <sup>2</sup>	1 ft <sup>2</sup>	Reduced headroom
18.1 m <sup>2</sup>	0.1 m <sup>2</sup>	..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



**Agents Notes:**

Council Tax: Currently Band F

Tenure: Freehold

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

The parking for this property is approached via a shared driveway, over which the owners have a right of way, with one third liability for any required maintenance thereof.

Floor Plans - For Illustrative Purposes Only

**Energy Performance Certificate:**

**The EPC for this property has been ordered and will be added as soon as it is available.**

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 ± 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.