



Shaldon, Teignmouth

3x  2x 

ENERGY
RATING
D59

- Video Walk-through Available
- Highly Desirable Location
- Beautifully Presented
- Close Proximity To The Beach
- Town House

- Open Plan Contemporary Living Space
- 3 Bedrooms (2 Doubles 1 Single)
- Two En-Suites
- Well Appointed Kitchen
- Private Easy Maintenance Garden

Guide Price:
£450,000
FREEHOLD

12 Horse Lane, Shaldon, Teignmouth, TQ14 0BW



1000s of homes sold in Teignbridge

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

12 Horse Lane, Shaldon, Teignmouth, TQ14 0BW

Discover coastal living in this beautifully presented townhouse, ideally situated on Horse Lane in the highly desirable village of Shaldon, just a short stroll from the beach. This period home, dating back to approximately 1910, offers contemporary open plan living seamlessly blended with charming character. Horse Lane is renowned for its desirable setting within Shaldon, a picturesque village nestled on the Teign Estuary. Residents enjoy immediate access to traditional village amenities, charming local pubs, independent shops, and of course, the beautiful beach. The area offers a relaxed lifestyle with opportunities for coastal walks, water sports, and exploring the stunning natural surroundings. Excellent transport links are also within easy reach, connecting you to wider Devon and beyond.

The Accommodation:

The heart of the home is the expansive ground-floor kitchen and dining area, which flows seamlessly into the living space and features inset spotlights and vertically mounted feature radiators. The kitchen is equipped with high-quality matching units, granite roll-edge work surfaces and integrated Neff appliances, including an oven, grill, microwave, and electric hob. The living area features double-glazed windows with fitted shutters to the front aspect. Stone tiled flooring runs throughout the level, leading to a large understairs utility cupboard with plumbing for a washing machine and housing for the water tank.

The first floor also features inset spotlights throughout and hosts two bedrooms and a spacious "Jack and Jill" en-suite. The double bedroom is fitted with bespoke wardrobes offering ample hanging and shelving space, while a large, double-glazed window overlooks the rear aspect. The en-suite is elegantly finished with a mains-fed rain shower, a vanity washbasin with storage beneath, and a wall-mounted mirrored medicine cabinet. To the front, the third bedroom is a versatile single room featuring a signature shelving alcove, double-glazed window to the front and smooth-finish ceilings. The landing provides additional practicality with a deep storage cupboard and stairs leading to the upper floor.

The second floor is dedicated to a bright and airy double bedroom, boasting elevated sea views through twin, double-glazed Velux windows. This space is thoughtfully designed with both a

dedicated fitted wardrobe and clever use of the eaves. The room features smooth-finish ceilings with inset spotlights and a stylish vertical radiator. It benefits from a private en-suite shower room, complete with a contemporary three-piece suite, including a walk-in shower with glass bi-fold doors, tiled walls and flooring.

Garden:

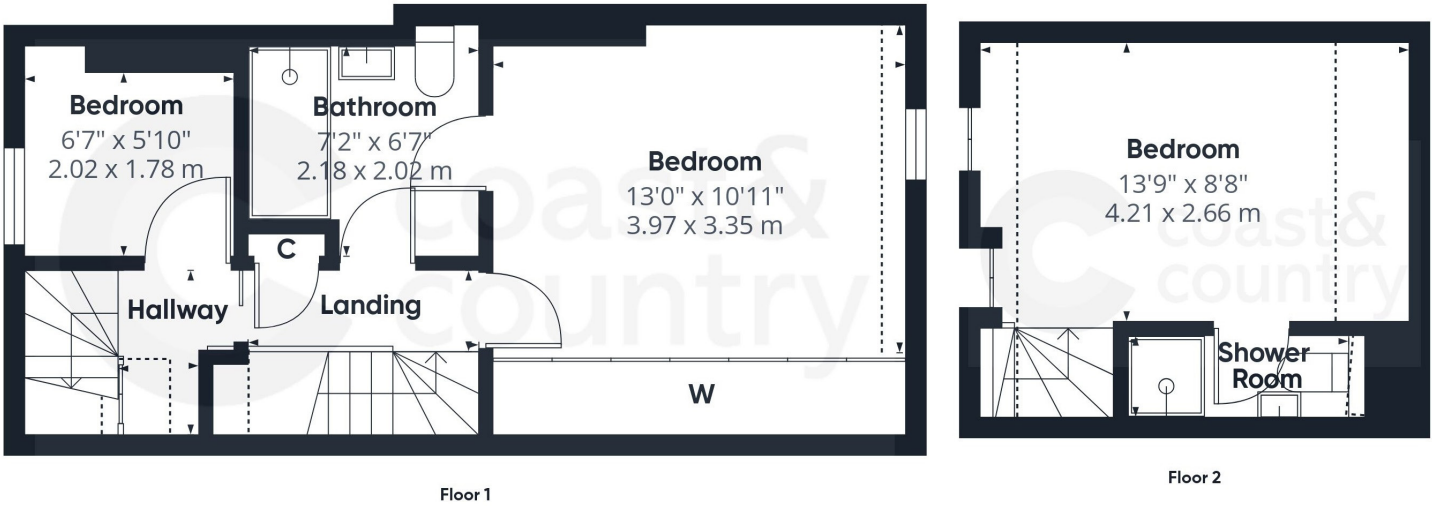
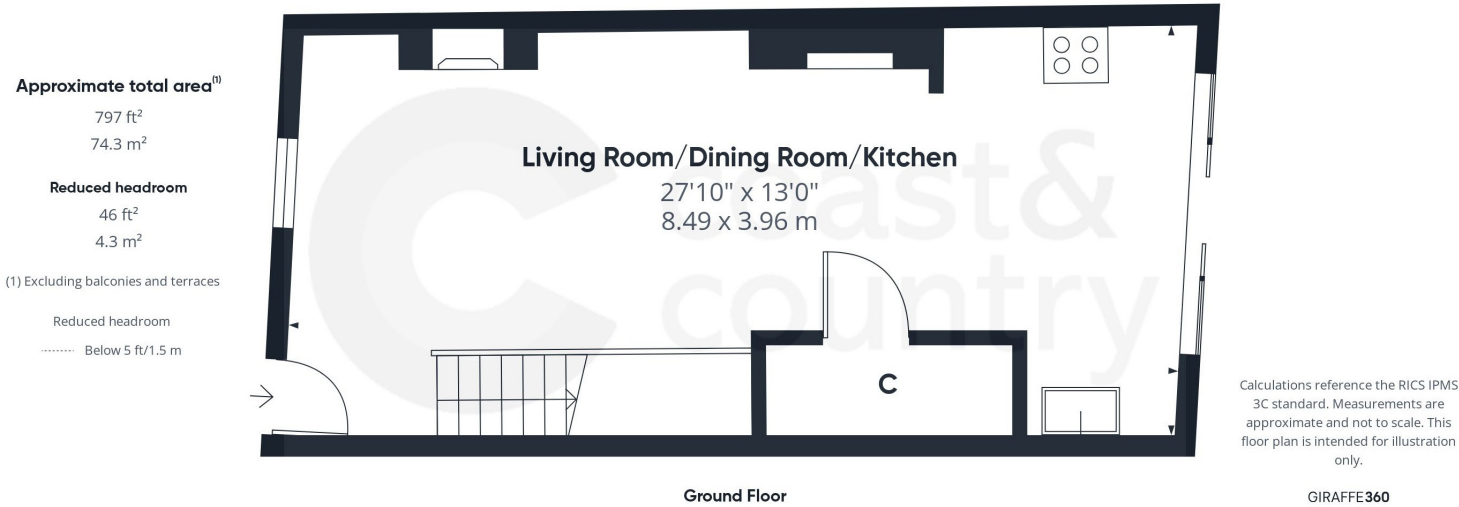
Transitioning from indoor to outdoor living is effortless via double sliding doors that open onto an enclosed private garden. Designed as a secluded retreat, the outdoor space offers a high level of privacy and a dedicated seating area, perfect for alfresco dining or quiet relaxation.

Directions:

Once entering Shaldon, follow Fore Street through the village past the village shop on the right, keep following this road towards the beach and it eventually merges into The Strand. Turn left at The Strand Cafe in Horse Lane and the property can be found on the right hand side.



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Agents Notes:

Council Tax: Currently Band C

Tenure: Freehold

Mains electric. Mains water. Mains drainage. Electric heating.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	74 C
39-54	E		
21-38	F		
1-20	G		

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