

EST. 1995
HUNT ROCHE
Bishopsteignton Bureau

Swallowcliffe, Bishopsteignton Location, Shoeburyness
Asking Price £700,000

Hunt Roche Estate Agents 01702 290900

Overview

Step into comfort, space, and a sense of home that has been lovingly maintained since new. Perfectly positioned within a cul-de-sac in the ever-popular Bournes Green School catchment, this four-bedroom detached family home combines modern convenience with an established, welcoming feel — and is offered to the market with No Onward Chain.

The property has been thoughtfully updated, with both modern Kitchen and Bathrooms installed around five years ago and Karndean flooring added within the last year. The ground floor offers a practical yet versatile layout, including a bright Living Room with a dual-fuel stove, separate Dining Room, modern fitted Kitchen, useful Utility Area and a Ground Floor Cloakroom/WC. The FOUR bedrooms provide generous accommodation for the family, including a principal bedroom with its own en-suite and a stylish family Shower Room featuring underfloor heating.

Outside, the home truly comes into its own. The south-facing rear garden enjoys the sun throughout the day and offers the perfect balance of entertaining and relaxation space, with a paved patio and timber pergola, a well-tended lawn, and a vegetable area complete with greenhouse. A timber shed, coal bunker, and apple tree add to the charm, while gated side access leads to the front of the property. The chimney flue has convenient external access for easy maintenance.

To the front, a block-paved driveway provides parking for several vehicles and leads to a detached double garage with power, lighting, fitted storage, and useful eaves space. A weatherproof John Lewis chest freezer will also remain.

Blending practical modern living with a warm, family-friendly feel, this is a home that has clearly been cared for — one that's ready to welcome its next chapter.

Frontage: The property is approached via a block-paved driveway providing off-street parking and access to the double detached garage. A neatly maintained front garden with established hedging and shrubs borders the pathway from the pavement, which is laid with flagstone paving leading up to a panelled door inset with leaded insert provide access to;

Entrance Porch: 8'3" x 3'10" (2.51m x 1.17m) Part vaulted ceiling line. Obscure leaded windows to the front and side aspects. A hardwood panelled door, inset with obscure glazed inserts, leads through to:

Reception Hallway: The hallway provides access via panelled doors to the Living Room, Kitchen, Dining Room, and Ground Floor Guest Cloakroom/WC. Stairs rise to the first-floor accommodation. Radiator. Feature 'Karndean' flooring. Coving to textured ceiling.



Ground Floor Guest WC: 6'7" x 3'5" (2m x 1.04m) High level uPVC double glazed window to front aspect. Fitted with a modern white suite comprising a dual flush low-level WC and a double width vanity wash hand basin with mixer tap over with storage cupboards under with attractive splashback tiling with feature mosaic border. Radiator. Tile-effect flooring. Coving to textured ceiling.



Living Room: 15'10" (4.83) x 15'6" (4.72) (into french doors) uPVC double glazed leaded window to rear aspect. An attractive increased 'feature area' with uPVC double glazed leaded French doors and matching side panels providing access to the rear garden. The focal point of the room is a beautiful feature fireplace with decorative surround and granite hearth housing a dual-fuel, wrought iron effect stove/burner. (Agents Note; The chimney breast benefits from external access via the side of the property, where there is also a coal bunker/shed included within the sale). A pair of panelled doors provide access to the Dining Room, allowing for either separation or a semi-open plan layout. Panelled door to Study/Home Office. Two radiators. Coving to textured ceiling.

Study/Home Office: 9'11" x 7'4" (3.02m x 2.24m) uPVC double glazed leaded window overlooking the front garden. Radiator. Coving to textured ceiling. A versatile room ideal for home working or Playroom.



Kitchen: 11'3" x 10'10" (3.43m x 3.3m) uPVC double glazed leaded window to front aspect. The attractive Kitchen is fitted with a comprehensive range of contemporary white fronted wall and base units with brushed steel handles and wood-effect work surfaces over incorporating a stainless steel single drainer sink unit with mixer tap over. Integrated 'Bosch' eye level double electric oven with split level four ring 'Lamona' gas hob with concealed extractor above. Undercounter 'Bosch' dishwasher (to remain). Upright 'John Lewis' fridge/freezer (to remain). Attractive tiled splashbacks. Under unit lighting. Karndean flooring. Radiator. Coving to textured ceiling. Open access to;



Utility Area: 6'9" x 6'1" (2.06m x 1.85m) uPVC double glazed door with obscure leaded insert providing access to the side of the property. The area is fitted with a matching range of white wall and base units with brushed steel handles and wood-effect work surfaces incorporating a one and a quarter stainless steel single drainer sink unit with mixer tap over. Under counter 'Bosch' washing machine (to remain). (Agents Note; this was renewed approx 12 months ago). Wall-mounted Vaillant central heating boiler. Complementary tiled splashbacks. Recessed nook area with hanging and shelving space. Karndean flooring. Radiator. Coving to textured ceiling.



Dining Room:

11'2" (max) x 11'3" (3.4m (max) x 3.43m)
uPVC double glazed leaded window to front aspect providing views over the front garden. A pair of panelled doors provide access to the Living Room, allowing for either separation or a semi-open plan layout. The room offers a pair of matching dark wood glazed corner display cabinets, both of which are secured to the wall and included as fixtures. Feature Karndean flooring. Radiator. Coving to textured ceiling.

Landing: 16'1" x 5'9" (4.9m x 1.75m)

uPVC double glazed leaded window to side aspect. Spindled balustrade with contrasting handrail. Panelled doors provide access to the Bedrooms and Family Shower Room, with a further panelled door opening to the airing cupboard housing radiator and shelving. Radiator. Coving to textured ceiling with access to roof space. (Agents Note: The seller has advised Hunt Roche that the loft is insulated and majority boarded.)



Main Bedroom: 14'3" x 9'11" (4.34m x 3.02m) uPVC double glazed leaded window to rear southerly aspect. A well-proportioned double bedroom with built-in wardrobe area — one incorporating hanging space the other fully shelved. Overhead storage cupboards positioned above the bed area. Radiator. Coving to textured ceiling. Panelled door to:



Ensuite Shower Room:

8'1" (max) x 3'11" (2.46m (max) x 1.2m)

uPVC double glazed obscure leaded window to side aspect. The ensuite comprises a three piece suite comprising a dual-flush low-level WC and a vanity wash hand basin with mixer tap over, set within a contemporary gloss-fronted storage unit. Corner shower enclosure with an integrated chrome shower unit. Fully tiled walls. Radiator. Wall-mounted mirror. Textured ceiling inset with extractor fan.

Bedroom Two: 11'3" x 9'11" (3.43m x 3.02m) uPVC double glazed leaded window to rear south-facing aspect, providing a bright and pleasant outlook over the garden. A well-proportioned double bedroom featuring double doors to a recessed shelved storage area together with a two door freestanding wardrobe, finished in natural wood (to remain). Radiator. Coving to textured ceiling.

Bedroom Three: 11'3" (3.43) (max) x 9'11" (3.02) >8'3" (2.51) uPVC double glazed leaded window to front aspect. Radiator. Coving to textured ceiling.

Bedroom Four: 9'11" x 6'6" (3.02m x 1.98m) uPVC double glazed leaded window to front aspect. A well-proportioned single bedroom currently arranged with a freestanding wardrobe and matching bookshelf, (both to remain). Radiator. Coving to textured ceiling.





Family Shower Room: 7'9" x 6'6" (2.36m x 1.98m) uPVC double glazed obscure leaded window to the front aspect. A bright and contemporary fully tiled shower room featuring a low-level dual flush WC, wall-mounted vanity wash basin with chrome mixer tap and storage drawers beneath, and a generous wet room style shower area with fixed glass screen and integrated shower fitting. Finished with tiled flooring incorporating underfloor heating and a floor drain-away channel for efficient water flow. Wall-mounted mirror, shaver point and radiator. Textured ceiling inset with extractor fan.



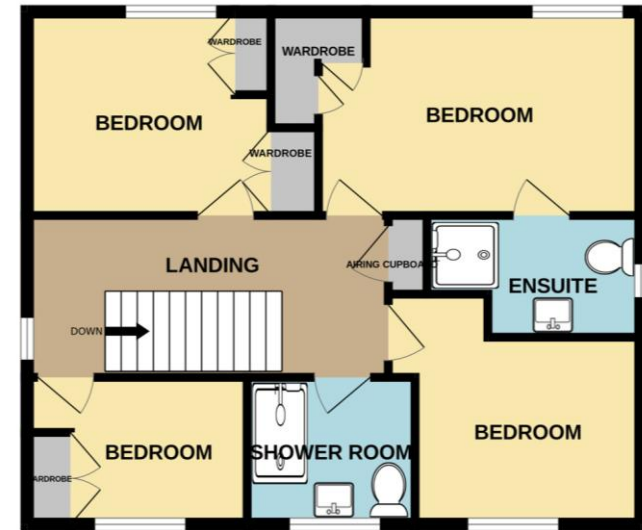
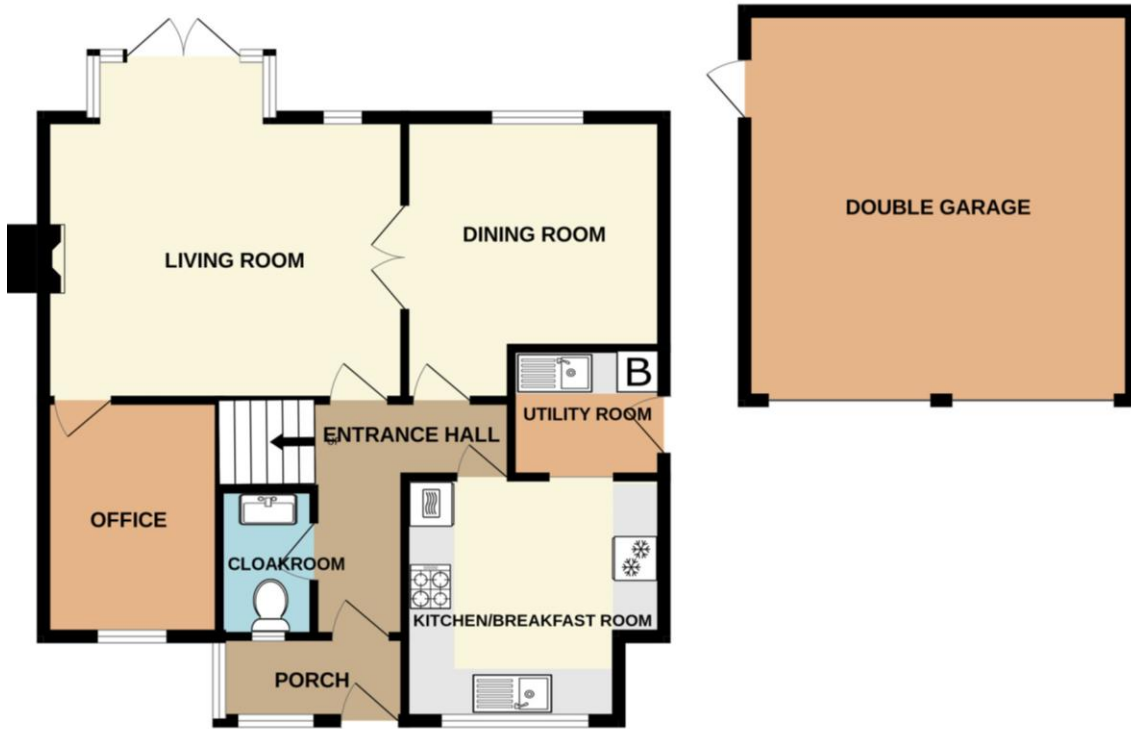
A delightful south-facing rear garden, offering a superb space for outdoor relaxation and entertaining. The garden is approached via the Utility Room and the French doors from the Living Room—from here, there is a paved patio area with a timber pergola, ideal for alfresco dining. The remainder is mainly laid to lawn with well-established shrub borders and a dedicated vegetable garden area, complete with greenhouse to remain. There is an outside water tap, and items such as the garden swing will also remain. Gated side access leads to the front of the property, while a courtesy door provides access to the detached double garage. The garden is enclosed by well-maintained boundary fencing and mature hedging, ensuring a good degree of privacy. To the opposite side of the house, there is external access to the chimney flue, allowing for ease of maintenance, together with a low-level coal bunker and a timber-framed shed. The garden is further enhanced by a mature apple tree, adding character to the outdoor space.

Detached Double Garage: 16'10" x 16'9" (5.13m x 5.1m) A detached double garage with pitched roof, offering excellent eaves storage potential. Access is provided via a pair of up-and-over doors to the front, together with a courtesy door from the rear garden. The garage benefits from power and lighting, fitted wall mounted storage cabinets along the rear wall. An 'outdoor-rated' chest freezer (John Lewis) designed for external use, to remain.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band F
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