

Est. 1995

HUNT ROCHE

The Estate Agent



Asking Price: £475,000

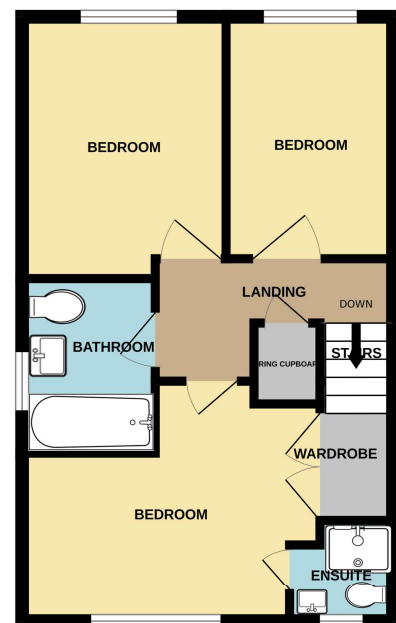
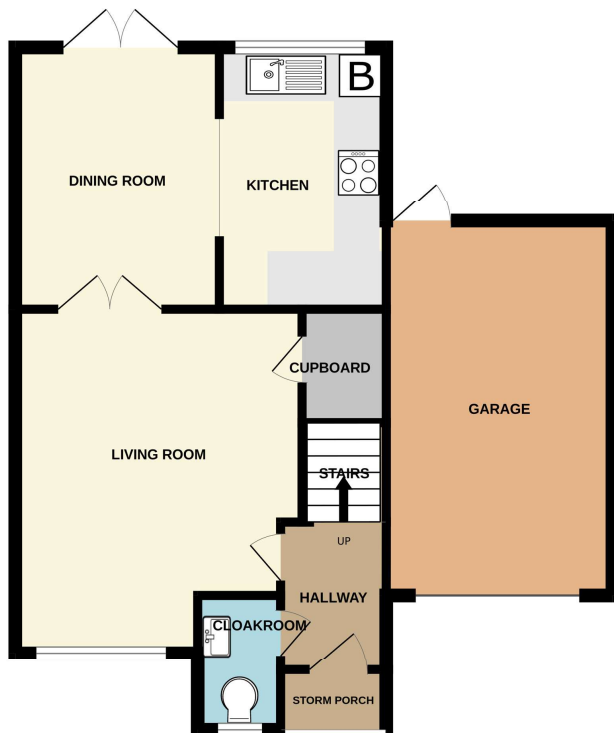
49 Shillingstone, Bishopsteignton Location, Shoeburyness, Essex, SS3 8BY



A beautifully presented link-detached family home located in the sought-after Bishopsteignton area, positioned within the desirable Bournes Green School catchment and just moments from a lovely open greensward.

The accommodation features a ground-floor guest WC, a welcoming living room that flows seamlessly into a semi-open-plan kitchen/dining room, and a garage with roller shutter door plus additional parking. The property further benefits from a good-size rear garden, ideal for families or outdoor entertaining.

Offered with no onward chain and available for immediate internal viewing.



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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- Situated in the sought-after Bishopsteignton area, within the highly desirable Bournes Green School Catchment
- Pretty open greensward located just yards away
- Convenient ground-floor guest WC
- Attractive living room with double doors leading to the kitchen/dining room, allowing the rooms to be separated if required
- Three bedrooms, with the main bedroom featuring fitted wardrobes and an en-suite shower room
- Garage and parking
- Well-maintained and presented to an excellent standard, with new flooring throughout
- Internal viewing is highly recommended to fully appreciate this home
- Offered with No Onward Chain



Entrance via:

Recessed entrance porch leads to an attractive panelled door inset with obscure double glazed insert to;

Reception Lobby:

Stairs rising to first floor accommodation. Thermostat control panel. Newly laid carpet. Radiator. Panelled door to Living Room. Coving to textured ceiling. Further panelled door to;

Ground Floor Guest Cloakroom / WC: 5'6" x 2'4" (max) (1.68m x 0.7m (max))

Obscure uPVC double glazed window to front aspect. Laminate wood effect flooring. Radiator. The suite comprises low level flush wc and suspended wash hand basin with splashback tiling. Textured ceiling.

Living Room: 14'8" x 12' (max) (4.47m x 3.66m (max))

uPVC double glazed window to front aspect. Newly laid carpet. Radiator. Low level cupboard to under stairs storage space. Coving to textured ceiling. Pair of glazed doors to;

Dining Room: 11'1" x 8'3" (3.38m x 2.51m)

Laminate wood effect flooring. Radiator. Pair of uPVC double glazed french doors opening to the rear Garden. Coving to textured ceiling. Square flat headed arch to;

Kitchen: 11'1" x 6'7" (3.38m x 2m)

uPVC double glazed windows to rear aspect. The Kitchen is fitted with a range of eye and base level units with rolled edge working surfaces over inset with stainless steel single drainer sink unit with mixer tap over. Undercounter space for washing machine. Wine rack. Built in electric 'Candy' oven with four ring hob over and stainless steel extractor canopy over. Space for upright fridge/freezer. Wall mounted boiler. Splashback tiling. Laminate wood effect flooring. Coving to textured ceiling.

Landing:

uPVC double glazed windows to side aspect. Panelled doors to Bedrooms and Bathroom. Further panelled door to built in airing cupboard with linen shelving and inset with radiator. Newly laid carpet. Textured ceiling with access to loft space.

Main Bedroom: 12'4" (3.76) (max) x 10'2" (3.1) (excluding wardrobes)

uPVC double glazed window to front aspect. Built in recessed 'three door' wardrobe. Radiator. Newly laid carpet. Coving to textured ceiling. Panelled door to;

Ensuite Shower Room: 4'10" (1.47) (max) x 5'9" (1.75) (max)

Obscure uPVC double glazed windows to front aspect. The white three piece suite comprises a wash hand basin with mixer tap, low level dual flush wc and independent shower enclosure with integrated shower unit. Tiling all visible walls. Ladder style heated towel rail. Tiled flooring. Textured ceiling inset with ceiling mounted extractor fan.

Bedroom Two: 10'2" (3.1) (reducing to 8'6" (2.6) (2.6)) x 9'1" (2.77) (2.77)

uPVC double glazed window to rear aspect. Radiator. Newly laid carpet. Coving to textured ceiling.

Bedroom Three: 8'6" x 6' (2.6m x 1.83m)

uPVC double glazed window to rear aspect. Radiator. Newly laid carpet. Coving to textured ceiling.

Family Bathroom: 6'3" x 5'11" (1.9m x 1.8m)

Obscure uPVC double glazed window to side aspect. The three piece suite comprises a pedestal wash hand basin with mixer tap over, low level dual flush wc and a panelled enclosed bath with mixer taps, shower attachment and fitted shower screen. Tiling to all visible walls. Tiled flooring. Ladder style heated towel rail. Textured ceiling.

To the Outside of the Property: 45' x 30' (approx)

The rear garden is accessed directly from the dining area, opening onto a hardstanding patio ideal for outdoor seating and entertaining. The remainder of the garden is mainly laid to lawn, offering a generous and enclosed space perfect for families. Additional benefits include an external water tap, fencing to all boundaries, and a courtesy door to the garage for added convenience.

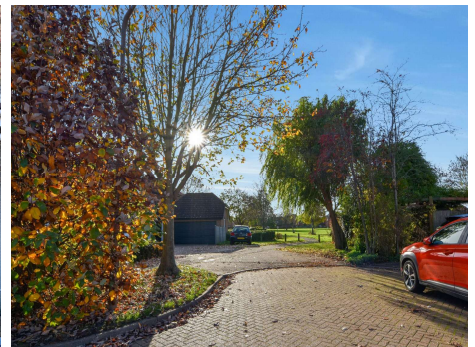
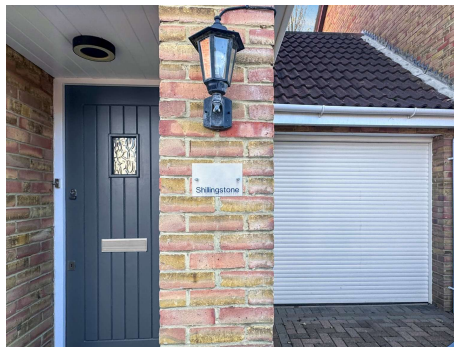
Courtesy door to;**Garage: 16'5" x 8'6" (5m x 2.6m)**

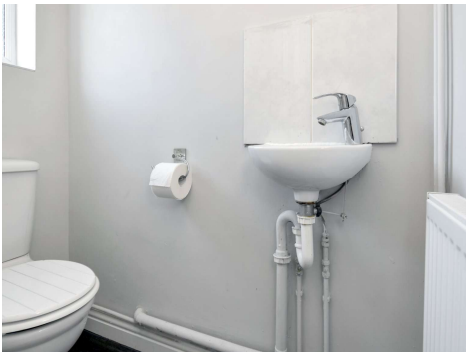
Vaulted roof line which has been boarded to provide eaves storage space. Electric roller shutter door. Power and lighting.

Frontage: Further space for off road parking.

Council Tax Band D:

PRELIMINARY DETAILS - AWAITING VERIFICATION







Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. 11/18/2025