



- DETACHED MODERNISED BUNGALOW FINISHED TO A HIGH STANDARD
- POPULAR RESIDENTIAL LOCATION CLOSE TO TOWN AND SEAFRONT
- KITCHEN BREAKFAST ROOM, FORMAL DINING ROOM
- TRIPLE ASPECT LOUNGE WITH SEA VIEWS
- THREE BEDROOMS, STUDY/OFFICE
- TWO MODERN FITTED SHOWER ROOMS
- FRONT AND REAR GARDENS, PARKING
- NO ONWARD CHAIN

Boys Drive, Teignmouth, TQ14 8PU

Guide Price £500,000

An opportunity to purchase a detached and extended modernised bungalow located in Boyd's Drive. The accommodation is immaculately presented with high quality fixtures and fittings, extensively fitted modern kitchen breakfast room, two recently installed shower rooms, living accommodation including dining room and appealing triple aspect lounge with views out to sea and vaulted ceiling and access to the enclosed gardens, three bedrooms and a study/office, front and rear gardens, off road parking. Offered for sale with no onward chain. Conveniently located just a short walk from Teignmouth town centre, seafront, beaches and mainline railway station.



Property Description

Entrance door into...

ENTRANCE PORCH

uPVC double glazed window overlooking the front gardens. Glazed door with corresponding side panel through to the...

ENTRANCE HALLWAY

With wood effect LVT flooring (which extends throughout the bungalow with the exception of the bedrooms and bathrooms). Hatch and access to loft space, radiator. Squared arch through to superb free flowing reception spaces with...

KITCHEN/BREAKFAST ROOM

With a comprehensive modern range of base and eye level units under quartz work surfaces, various sliding drawer units, integrated dishwasher, cut in drainer and sink unit, Neff induction hob, Neff double oven, larder style units, integrated fridge and freezer, additional counter tops, base units with integrated washer dryer, under counter lighting, central island with breakfast bar and additional drawer units. Open through to...

FORMAL DINING AREA

Radiator. Squared arch with continuation of the accommodation into a...

SUPERB LOUNGE

With vaulted ceiling, triple aspect with uPVC double glazed sliding patio doors and windows with outlook and giving access onto the gardens, high level window, radiator.

From the entrance hallway, door to...

BEDROOM

uPVC double glazed window overlooking the front gardens and approach. Radiator, extensive range of mirror fronted sliding doors to fitted wardrobes with hanging rails and fitted shelving.

INNER HALLWAY

Radiator. Doors to...





BEDROOM

uPVC double glazed French patio doors with outlook and giving access to the attractive enclosed gardens. Mirror fronted sliding doors to fitted wardrobes.

MODERN FITTED SHOWER ROOM

Tiled shower enclosure with glazed shower screen, drying area, fitted dual function shower, recessed spotlighting, extractor fan, WC with concealed plumbing, wash hand basin set into vanity unit, fitted mirror, radiator, uPVC double glazed window. Door to airing cupboard with slatted shelving, wall hung Worcester gas boiler providing the domestic hot water supply and gas central heating throughout the property. Radiator.

Accessed via the dining room, door through to...

STUDY/OFFICE

uPVC double glazed window and door with outlook and access into the gardens. Radiator.

HALLWAY

With sliding doors to shelved store cupboard.

BEDROOM

uPVC double glazed window overlooking the front aspect and approach. Radiator.

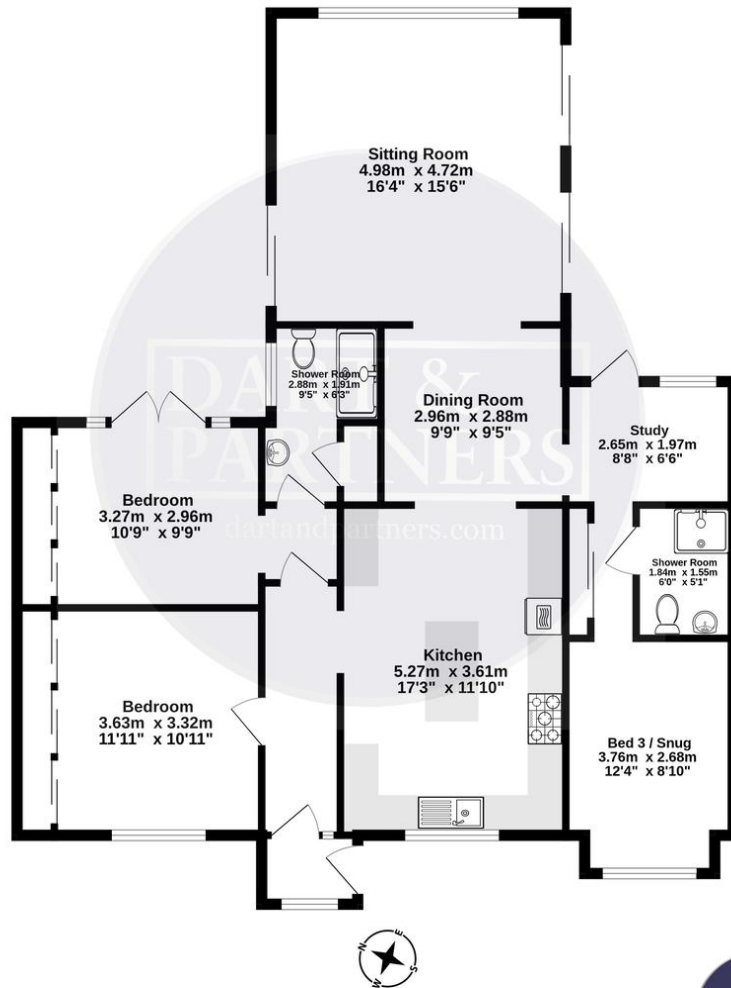
MODERN FITTED SHOWER ROOM

Fully tiled walls, shower enclosure with glazed door and screen, fitted shower, fitted extractor, ladder style towel rail/radiator, wash hand basin set into high gloss vanity unit, WC with concealed plumbing, fitted mirror with lighting.

The bungalow is approached over a double width tarmac driveway providing **OFF ROAD PARKING**. External power and lighting. The front gardens have been designed with ease of maintenance in mind with attractive well, stocked and tended gravel beds. Gated access to a side pathway which leads to the rear gardens, which can also be accessed via the lounge, bedroom and study. From the study and lounge there



Ground Floor
111.1 sq.m. (1196 sq.ft.) approx.



TOTAL FLOOR AREA : 111.1 sq.m. (1196 sq.ft.) approx.

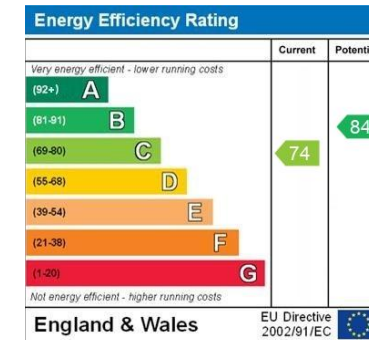
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is direct and seamless access onto a raised sun deck with far reaching sea views. External power and lighting. Slate bed, timber garden shed. Gravel path leading to the main rear gardens with further timber garden shed and level formal lawn with flower bed borders. A gravel pathway with pergola leads to an additional sun deck offering a high degree of privacy and sedusion.

MATERIAL INFORMATION - Subject to legal verification

Freehold
Council Tax Band D



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