



- DETACHED BUNGALOW IN HIGHLY SOUGHT AFTER LOCATION
- NO ONWARD CHAIN
- MAIN RECEPTION ROOM WITH SEA VIEWS
- KITCHEN BREAKFAST ROOM, GARDEN ROOM
- TWO BEDROOMS, SHOWER ROOM
- DRIVEWAY PARKING
- ATTACHED GARAGE
- ENCLOSED GARDEN DESIGNED WITH EASE OF MAINTENANCE IN MIND

Winston Court, Teignmouth, TQ14 8QE

Guide Price £310,000

A detached bungalow with level access situated in a highly sought after residential location with off road parking and garage and enclosed gardens. The bungalow is offered for sale with **NO ONWARD CHAIN**. Accommodation briefly comprising; entrance porch, main reception room with sea view, kitchen breakfast room, garden room, two bedrooms, shower room, parking and garage, enclosed easy maintenance garden.



Property Description

Canopied entrance to a uPVC obscure double glazed entrance door with leaded lattice work and floral motif into...

ENTRANCE PORCH

Radiator. Door through to...

MAIN RECEPTION ROOM

With uPVC double glazed window overlooking the front aspect and approach with far reaching sea view. Two radiators, feature fireplace, obscure glazed hatch through to KITCHEN. Door to...

INNER HALLWAY

Doors leading to...

KITCHEN/BREAKFAST ROOM

Range of cupboard and drawer base units under laminate rolled edge work surfaces with corresponding splash backs, integrated electric oven, four ring electric hob, chimney style extractor over, one and a half bowl stainless steel drainer sink unit with mixer tap over, under counter appliance space, corresponding eye level units, uPVC double glazed window overlooking the rear gardens. Door to boiler/store cupboard with wall hung Ideal Logic gas boiler providing the domestic hot water supply and gas central heating throughout the property, slatted shelving. Breakfast bar. Doors to larder with fitted shelving. Radiator. Door to...

GARDEN ROOM

uPVC double glazed French patio doors and windows with outlook and access onto the gardens. Radiator, courtesy door through to the GARAGE.

BEDROOM ONE

Dual aspect with uPVC double glazed windows to front and side aspects with pleasant views over neighbouring properties and out to sea. Radiator.





BEDROOM TWO

uPVC double glazed window overlooking the rear gardens. Radiator.

SHOWER ROOM

Part tiled walls, suite comprising corner shower cubicle with sliding glazed door and screen, fitted shower pedestal wash hand basin, low level WC, uPVC obscure double glazed window, radiator.

OUTSIDE

The bungalow is approached over an attractive brick paved driveway providing OFF ROAD PARKING and leading to an ATTACHED GARAGE. Gated access leading to the enclosed rear gardens. The gardens have been designed with ease of maintenance in mind being predominantly paved with an upper and lower terrace with flower and gravel bed borders. External water tap. The rear gardens enjoy the passage of the sun throughout the day.



ATTACHED GARAGE

With metal up and over door, power and lighting, courtesy door through to the garden room, plumbing for washing machine.

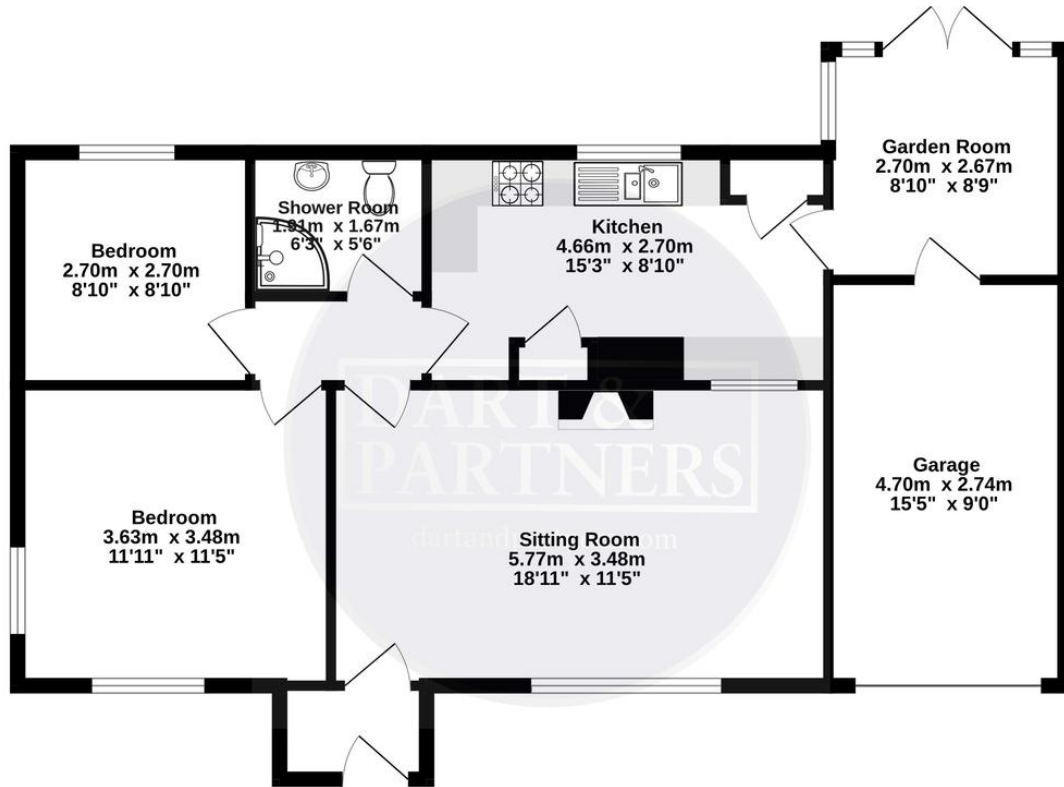
MATERIAL INFORMATION - Subject to legal verification

Freehold

Council Tax Band D



Ground Floor
79.1 sq.m. (852 sq.ft.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

TOTAL FLOOR AREA : 79.1 sq.m. (852 sq.ft.) approx.

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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Teignmouth, 12 The Triangle,
Teignmouth, Devon, TQ14 8AT

www.dartandpartners.com
01626 772507
property@dartandpartners.com

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