



- SUPERBLY PRESENTED DETACHED BUNGALOW
- ON APPEALING CORNER PLOT IN HIGHLY DESIRABLE VILLAGE LOCATION
- IN IMMACULATE DECORATIVE ORDER
- LEVEL ACCESS, ENTRANCE HALL
- SITTING ROOM/LOUNGE
- MODERN FITTED KITCHEN DINING ROOM
- TWO BEDROOMS, FAMILY BATHROOM
- PARKING, GARAGE AND WELL TENDED GARDENS

Grange Park, Bishopsteignton, TQ14 9TS

£415,000

A superbly presented detached bungalow on an appealing corner plot with delightful gardens surrounding the bungalow. Situated in the popular estuary village of Bishopsteignton. The internal accommodation is offered in immaculate decorative order and being tastefully decorated briefly comprises; a welcoming entrance hall, sitting room/lounge, modern fitted kitchen dining room, two double bedrooms, modern fitted bathroom, outside there is driveway parking and an attached garage, well tended gardens with interspersed pathways and patios.



Property Description

Bishopsteignton is a desirable village with a strong sense of community, being set above and beside the beautiful Teign Estuary. The village has many local amenities to include a post office/store, a chemist, a garden centre, a church, a village hall, two public houses, a local real ale brewery, a vineyard and the Cockhaven Arms. Additionally there is a well-regarded primary school. The seaside town of Teignmouth is around 2 miles away, with its promenade having a classic Georgian crescent, a sandy beach and a wide range of shops and amenities to include, a mainline railway station, a secondary school, Trinity School offering private education and many cafes and restaurants etc. The estuary offers good boating opportunities and Teignmouth golf course is only 2-miles away. Good accessibility is enjoyed to the A380, making for a fast commute to the cathedral city and county town of Exeter with its International Airport and University.

Level access to the main entrance, uPVC double glazed entrance door with leaded lattice-work and corresponding side panels into...

ENTRANCE VESTIBULE

Courtesy lighting, obscure glazed door with corresponding side screens through to a...

ENTRANCE HALLWAY

Hatch and access to loft space, radiator. Door to boiler/linen cupboard with wall hung Worcester gas boiler providing the domestic hot water supply and gas central heating throughout the property. Multi-paned doors to...

SITTING ROOM/LOUNGE

uPVC double glazed window overlooking the front aspect and approach with far reaching rural views over the river Teign estuary to open farmland beyond. Radiator, feature fireplace with inset coal effect gas fire,

KITCHEN/DINING ROOM

KITCHEN: Range of cupboard and drawer base units under





laminated rolled edge work surfaces with tiled splash backs, space and plumbing for dishwasher and washing machine, space for cooker with splash back and chimney style extractor over, corresponding eye level units with under counter lighting, recessed spotlighting, space for upright fridge freezer, radiator. Door to airing cupboard with factory lagged hot water cylinder and slatted shelving. uPVC double glazed window overlooking the gardens with distant rural outlook. Squared arch through to DINING AREA: uPVC double glazed windows overlooking the attractive gardens. Radiator. Door to...

REAR PORCH/LOBBY

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



BEDROOM

Dual aspect with uPVC double glazed window to front and side enjoying a rural aspect. Radiator.

BEDROOM

uPVC double glazed window to side aspect with views over open farmland. Radiator.

MODERN FITTED BATHROOM

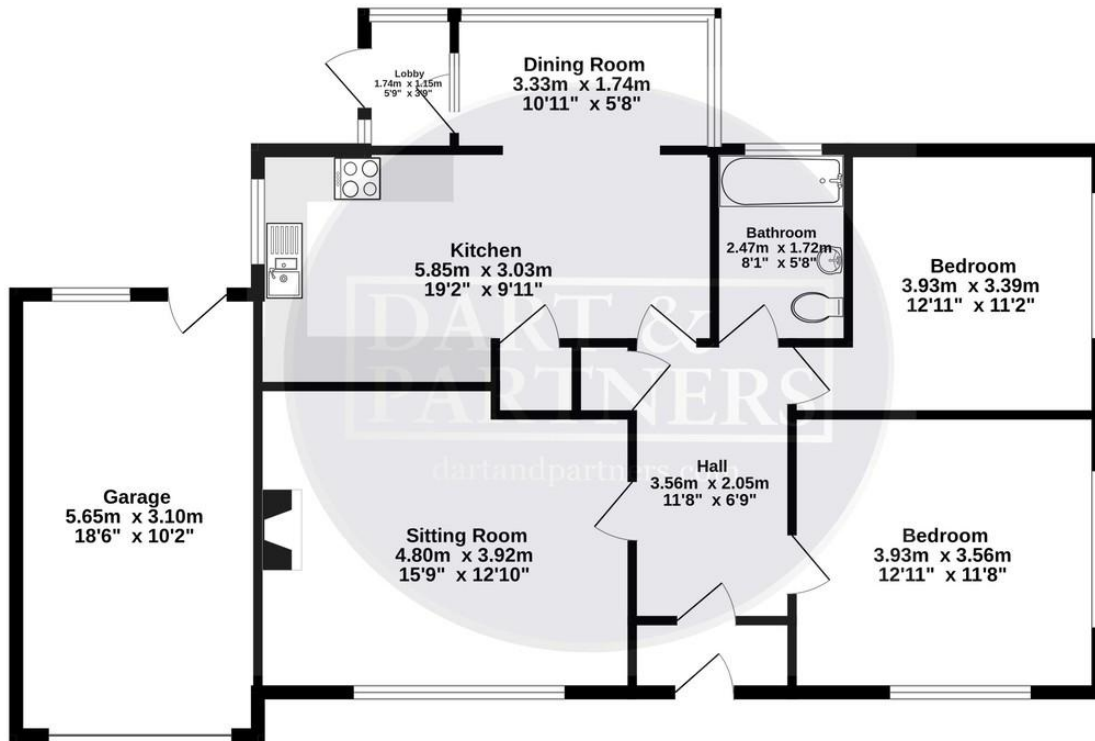
Tiled walls, corresponding suite comprising low level WC, pedestal wash hand basin, P-shaped shower bath with mixer tap and shower attachment in addition to a fitted rain shower, curved glazed shower screen, uPVC obscure double glazed window, ladder style towel rail/radiator, recessed spotlighting.



OUTSIDE

The bungalow is approached over an attractive brick paved pathway leading to the main entrance. The pathway continues across the front gardens to a brick paved drive providing **OFF ROAD PARKING** and leading to the attached **GARAGE**. The well stocked and tended front gardens are open and laid to lawn with mature Torbay palm, inset flower beds, ornamental garden pond and raised retained flower beds. To the side of the garage is gated access to the main garden, and from the entrance door is a gravelled pathway which leads to the side of the property over stepping stones to a paved path with

Ground Floor
99.7 sq.m. (1073 sq.ft.) approx.



TOTAL FLOOR AREA : 99.7 sq.m. (1073 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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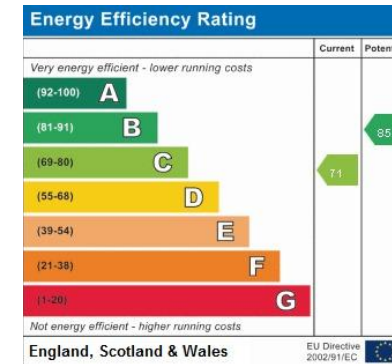
seating area and small area of lawn enjoying pleasant views to nearby open farmland. The paving continues to the main garden with an additional paved patio/seating area which enjoys the passage of the sun throughout the day, enjoying a high degree of privacy and seclusion and taking in views towards nearby woodland. Courtesy door through to garage. Formal and level lawn with well stocked flower bed borders and greenhouse.

GARAGE

With metal up and over door, power and lighting. Water supply. Courtesy door to rear and uPVC double glazed window.

MATERIAL INFORMATION - Subject to legal verification

Freehold
 Council Tax Band D



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements