



- DETACHED SOUTH FACING BUNGALOW WITH SEA AND COASTAL VIEWS
- NO ONWARD CHAIN
- OFFERING POTENTIAL FOR EXTENSION/ENHANCEMENT
- LOUNGE DINING ROOM, KITCHEN
- TWO DOUBLE BEDROOMS, WET ROOM
- DELIGHTFUL SOUTH FACING GARDENS AND TERRACE
- OFF ROAD PARKING AND SINGLE GARAGE

Ashleigh Way, Teignmouth, TQ14 8QS Guide Price £390,000

A detached south facing bungalow with sea and coastal views located on a predominantly level plot. With a delightful level south facing garden and sun terrace. The internal accommodation briefly comprises; a lounge dining room, kitchen, two double bedrooms, wet room. The is off road parking and a garage. Offered for sale with NO ONWARD CHAIN. The bungalow offers a wealth of potential for extension/enhancements.



Property Description

uPVC obscure double glazed entrance door into...

ENTRANCE VESTIBULE

With uPVC double glazed window overlooking the front gardens, power and light, utilities area with plumbing for washing machine, laminate counter top over. Obscure multi-paned entrance door into...

L-SHAPED ENTRANCE HALLWAY

Hatch and access to loft, door to linen cupboard with slatted shelving, radiator. Doors to...

LOUNGE DINING ROOM

uPVC double glazed sliding patio doors and windows with outlook and access onto the south facing rear terrace and gardens, enjoying far reaching sea and coastal views. Radiator, feature fireplace, hatch through to kitchen.

KITCHEN

Cupboard and drawer base units under rolled edge work surfaces, tiled splash backs, one and a quarter bowl stainless steel sink unit with mixer tap over, under counter appliance spaces, space for cooker, extractor hood, corresponding eye level units, uPVC double glazed window with outlook through the vestibule to the front gardens. Wall hung Worcester gas boiler providing the domestic hot water supply and gas central heating throughout the property, uPVC double glazed window and door through to a side porch. Radiator, hatch through to lounge.

BEDROOM ONE

uPVC double glazed window overlooking the rear gardens and enjoying the south facing sea and coastal views. Radiator.

BEDROOM TWO

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





WET ROOM

Shower area with fitted Mira shower, pedestal wash hand basin, WC, uPVC obscure double glazed window, Dimplex wall hung electric heater, shaver socket, radiator. Doors to storage cupboard.

OUTSIDE

The property is approached over a concrete driveway providing OFF ROAD PARKING and leading to an ATTACHED GARAGE. Gated access to a crazy paved pathway leading to the main entrance. To the front there is a level area of lawn with attractive brick bordering and raised well stocked flower beds including mature Torbay palm. A pathway continues to the side porch. Outside water tap. The rear gardens are a particular feature of the property being south facing and fully enclosed. Accessed directly from the lounge dining room is a paved sun terrace with superb uninterrupted views out to sea. Ornamental garden pond. Lower paved terrace open onto a predominantly level lawned rear garden with well stocked mature borders. Pergola. External water supply. Timber garden shed. A pathway leads back onto the drive.



SIDE PORCH

Of uPVC construction with door leading through to the rear gardens and kitchen.

GARAGE

Single garage. Roller door. Window to rear.

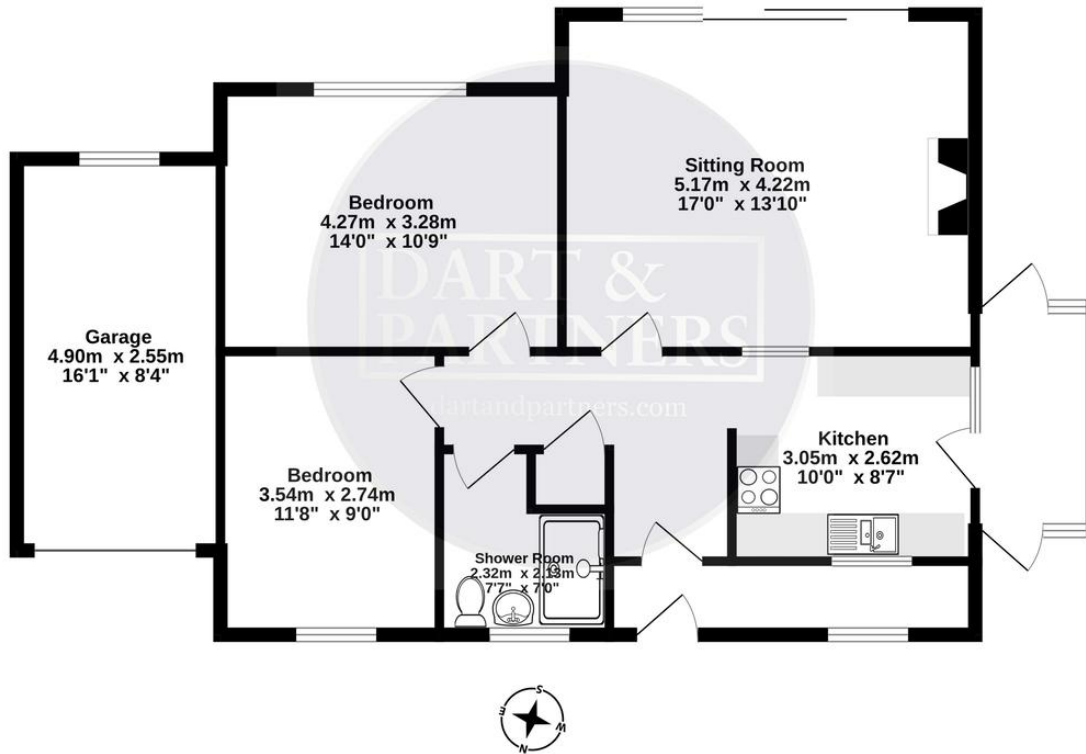
MATERIAL INFORMATION - Subject to legal verification

Freehold

Council Tax Band D



Ground Floor
85.3 sq.m. (918 sq.ft.) approx.



TOTAL FLOOR AREA : 85.3 sq.m. (918 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	63	
(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			



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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