



- IMMACULATELY PRESENTED DETACHED BUNGALOW
- SET IN QUIET CUL DE SAC ON HIGHLY REGARDED DEVELOPMENT
- MOST APPEALING LANDSCAPED GARDENS
- DELIGHTFUL RIVER VIEWS
- LOUNGE, MODERN KITCHEN/BREAKFAST ROOM
- CONSERVATORY, FAMILY BATHROOM
- TWO BEDROOMS WITH EN-SUITE TO MASTER
- PARKING AND GARAGE

Grange Park, Bishopsteignton, Devon TQ14 9TT

£485,000

An immaculately presented and modernised detached bungalow in a quiet cul de sac on the ever popular Grange Park development of Bishopsteignton, with most appealing landscaped gardens with delightful views into the river Teign estuary. The bungalow itself is offered in pristine condition with lounge, modern fitted kitchen/breakfast room, conservatory, bathroom, two bedrooms, en-suite shower room, off road parking, garage.



Property Description

An immaculately presented and modernised detached bungalow in a quiet cul de sac on the ever popular Grange Park development of Bishopsteignton, with most appealing landscaped gardens with delightful views into the river Teign estuary. The bungalow itself is offered in pristine condition with lounge, modern fitted kitchen/breakfast room, conservatory, bathroom, two bedrooms, en-suite shower room, off road parking, garage.

Covered entrance with courtesy lighting to composite entrance doorway with obscure glazed side panels into...

ENTRANCE HALLWAY

Oak flooring, radiator, hatch and access to loft space, double doors to an airing cupboard with radiator and slatted shelving. Wall mounted Baxi gas boiler providing domestic hot water supply and gas central heating throughout the property. Doors to...

LOUNGE

uPVC double glazed window overlooking the front aspect and approach with pleasant rural backdrop, radiator, double doors through to the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

Modern fitted kitchen with range of cupboard and drawer base units under laminate rolled edge work surfaces with matching splash backs, brushed chrome double oven with four ring gas hob, corresponding splash back and chimney style extractor over, corner carousel unit, one and a half bowl Franke stainless steel drainer sink unit with mixer tap over, integrated dishwasher, space and plumbing for automatic washing machine, corresponding eye level units, space for upright fridge freezer, uPVC double glazed window overlooking the rear gardens, space for table and chairs, radiator, uPVC double glazed window to side aspect, inter-connecting door through to lounge, uPVC bi-folding doors giving access through to conservatory.





CONSERVATORY

Of brick and uPVC construction with superb outlook over the rear gardens into the nearby river Teign estuary and open farmland beyond, radiator, uPVC double glazed door giving access to sun deck, further uPVC double glazed door giving access onto rear gardens.

BEDROOM 1

uPVC double glazed window overlooking rear gardens, radiator, range of fitted bedroom furniture with wardrobes, overhead bridge storage and recessed shelving. Door through to...

EN-SUITE SHOWER ROOM

Fully tiled, shower cubicle, fitted shower, glazed door/screen low level WC, wash hand basin with high gloss cupboard below, uPVC obscure double glazed window, recessed spotlighting, extractor.

BEDROOM 2

uPVC double glazed window to front aspect, radiator, range of fitted wardrobes.

BATHROOM

Luxury bathroom with P-shaped shower bath with curved glazed screen and fitted shower, wall hung wash hand basin with cupboards below, low level WC, part tiled walls, uPVC obscure double glazed window.

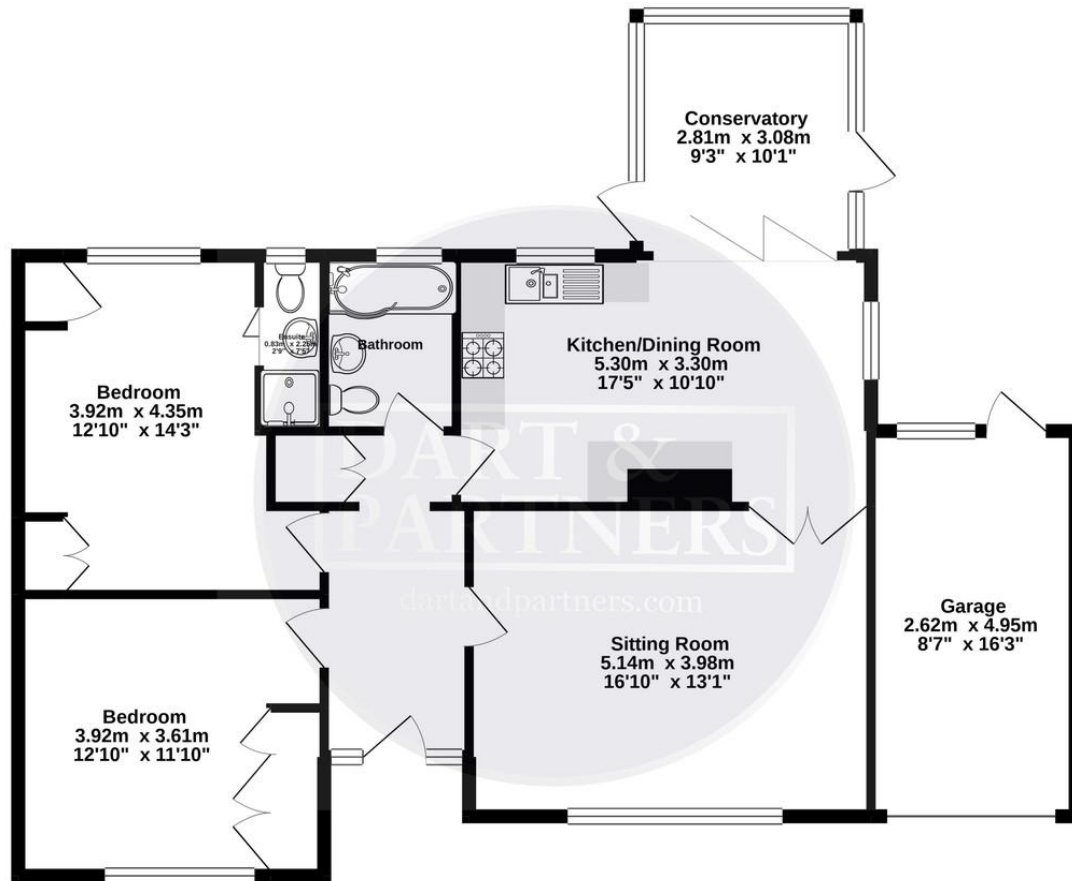


OUTSIDE

The property is approached over a concrete driveway providing off road parking and leading to the **ATTACHED GARAGE**, gated access to rear garden. The front garden is designed with ease of maintenance in mind with retained, raised gravel beds. The rear gardens, accessed via the conservatory, are a particular feature of the property and have been beautifully landscaped by the current owners with a large private seating area, outside water supply, courtesy lighting. The main gardens are level with an area of formal lawn bordered by gravel bed and gravel pathway leading to a **DECKED SUN TERRACE**. Further gravel bed with stepping



Ground Floor
101.2 sq.m. (1089 sq.ft.) approx.



TOTAL FLOOR AREA : 101.2 sq.m. (1089 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.
 Made with Metropix ©2021

stones, Torbay palms, lead to a **SUMMER HOUSE** which has an electricity supply and lighting. The rear gardens enjoy views into the nearby river Teign estuary and over rolling hills beyond and enjoy the passage of the sun throughout the day. Raised sun deck enjoying the aforementioned rural and river views with access to the conservatory. There is a lower terrace of garden gravelled with timber garden shed and workshop with power and lighting. External power supply. Side path leading to gated access to parking area. Courtesy door to garage.

ATTACHED GARAGE

Electric roller door, power and lighting, uPVC obscure double glazed window, courtesy door to rear.

MATERIAL INFORMATION - Subject to legal verification

Freehold
 Council Tax Band D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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

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

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