



Broadhempston

- Virtual Tour/Online Viewings Available
- Individual Detached Bungalow
- Remodelled & Refurbished
- 3 Double Bedrooms (Master En-Suite)
- Show-Stopping Dining/Kitchen
- Level Privately Enclosed Plot
- Attached Double Garage
- Gated Driveway Parking

Guide Price:
£695,000
Freehold
EPC: D55

Appledore , Broadhempston, TQ9 6BD

A first class detached bungalow situated within the highly-regarded and sought-after village of Broadhempston. Set behind a 5 bar gate opening to its extensive gravelled driveway, the property is well set back from the roadway with the majority of the privately enclosed gardens lying to one side. Beautifully presented and with up-to-the-minute fittings, the property has an attached double garage with internal access offering much potential to provide further accommodation if require (subject to planning).

Broadhempston is a thriving working village with excellent amenities including a primary school, church and general store/post office. Still supporting 2 well-regarded inns/restaurants, the famous Coppa Dolla Inn is just a short stroll away.

The Accommodation

Stepping inside, the main reception hallway is accessed through a large porch with tiled floor and has a modern shower room/WC off. A cosy lounge has French doors opening to an adjacent deck at the rear. The true hub of the property is the show-stopping dining/kitchen with a selection of modern cabinets and some appliances including a large island. There is plenty of natural light with glazing on 3 aspects including French doors to a second decked terrace. There is ample space for both a dining table and chairs and a sofa or easy chairs. There are 3 double bedrooms, all of excellent proportions with one with fitted wardrobes. The principle has an impressive, modern en-suite including a bath and large walk-in shower.

Outside

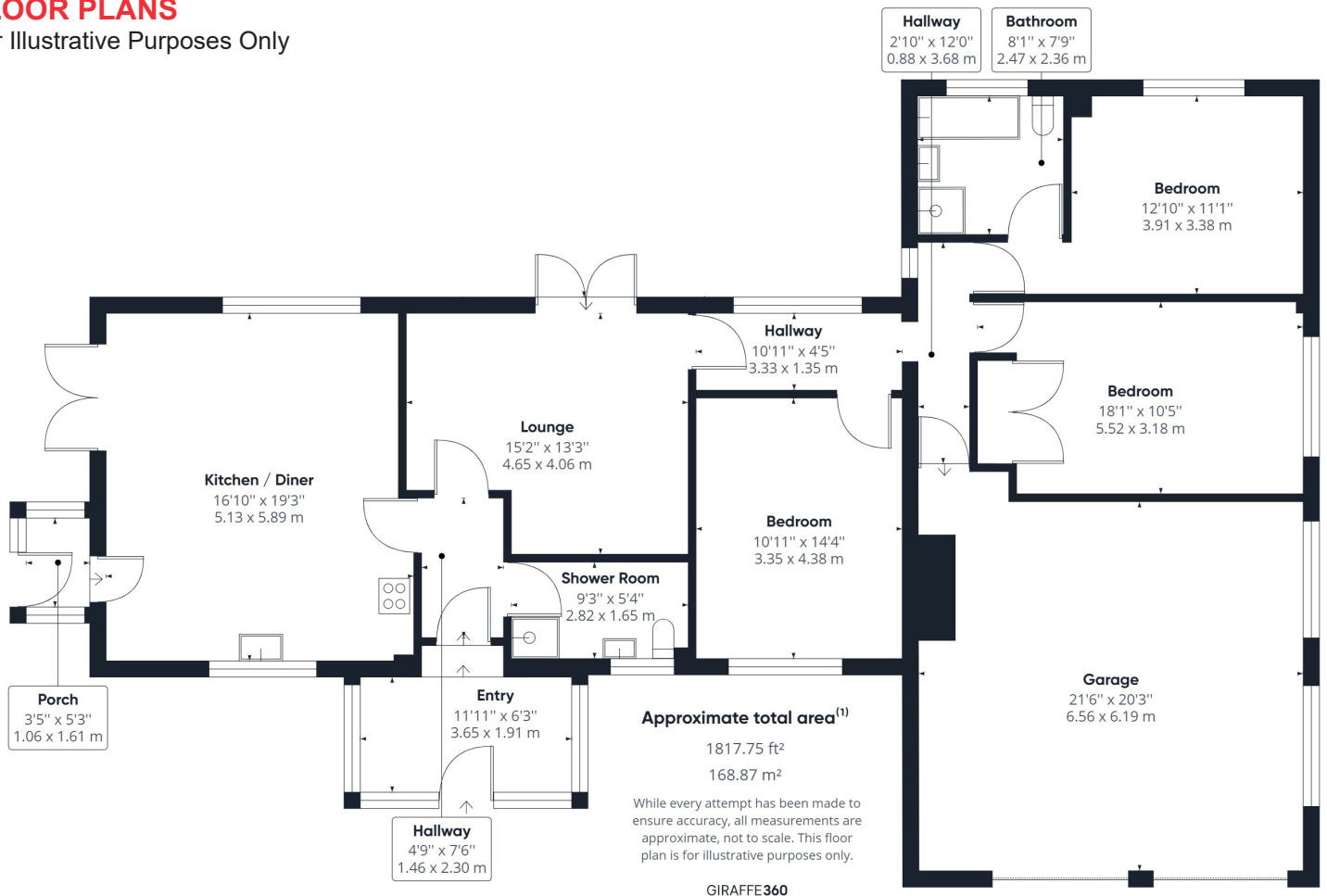
Privately enclosed plot with beautifully maintained gardens on 3 sides with the larger area being to one side. 2 decked terraced areas enjoying some open views.

Parking

Gated gravel driveway providing extensive space for parking. Attached double garage with twin up and over doors and internal access to the property.

FLOOR PLANS

For Illustrative Purposes Only



Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes \pm 0.1m





Agents Notes

Tenure

Freehold

Services

Mains electricity. Mains water. Mains drainage. Oil fired central heating.

Local Authority

Teignbridge District Council

Council Tax

Currently Band E

Viewings strictly by confirmed appointment with the vendor's agent, Coast & Country.

Directions

From Newton Abbot, take the Totnes Road towards Totnes. Pass the petrol station on your left and turn right signposted to Ipplepen. Proceed right through the village, turn right and bear left along Orley Road. Continue along this road until you reach the Broadhempston sign. Bear right along the lane into Broadhempston and the property can be found on the right hand side.

ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		