



- DETACHED BUNGALOW IN POPULAR RESIDENTIAL LOCATION
- SPACIOUS LOUNGE/SITTING ROOM DINER
- SUN ROOM WITH PANORAMIC FAR REACHING RURAL AND ESTUARY VIEWS
- WELL APPOINTED KITCHEN BREAKFAST ROOM
- SHOWER ROOM, TWO BEDROOMS
- FRONT AND REAR GARDENS
- LARGE UNDER HOUSE STORE ROOM
- NO ONWARD CHAIN

Higher Coombe Drive, Teignmouth, TQ14 9LR Guide Price £240,000

A detached bungalow in a highly sought after residential location with pleasant views across the nearby Coombe Valley nature reserve towards Haldon moor extending across rural Bishopsteignton and across west Teignmouth into the river Teign estuary, Shaldon, Ringmore and rolling hills beyond. The accommodation briefly comprises; L-shaped wrap around entrance porch, well appointed kitchen breakfast room, well proportioned sitting/dining room, two bedrooms, shower room. Front and rear gardens and large under house store room which could provide additional accommodation.



Property Description

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

ENTRANCE PORCH

Wrap around entrance porch with uPVC double glazed windows to the side aspect, uPVC double glazed door giving access to the rear. Doors to...

KITCHEN/BREAKFAST ROOM

Modern fitted kitchen with extensive range of cupboard and drawer base units under laminate rolled edge work surfaces with attractive tiled splash backs, brushed chrome corresponding electric oven and four ring gas hob with chimney style extractor over, integrated fridge, plumbing for washing machine, single drainer stainless steel sink unit with mixer tap over, corresponding eye level units with under counter lighting, breakfast bar, glazed fronted display cabinets, radiator, laminate counter tops, recessed spotlighting, dual aspect with windows into the entrance porch. Door through to...

INNER HALLWAY

Hatch and access to loft space. Door through to...

SITTING/DINING ROOM

Spacious lounge/sitting room diner with door accessing the entrance porch, range of fitted shelving, two radiators, full length window and door with outlook and access through to a SUN ROOM.

SUN ROOM

uPVC double glazed windows with outlook onto the rear gardens and enjoying panoramic views from Haldon moor through the nearby Coombe Valley nature reserve towards rural Bishopsteignton, across west Teignmouth and into the river Teign estuary taking in Shaldon, Ringmore and open farmland beyond.





BEDROOM ONE

Dual aspect with uPVC double glazed window to side aspect, further window into the entrance porch, radiator.

BEDROOM TWO

uPVC double glazed window to side aspect, radiator, range of built in wardrobes with hanging rail and fitted shelving,

SHOWER ROOM

Fully tiled, large walk-in shower cubicle with sliding glazed door and screen, wash hand basin set into high gloss vanity unit, WC with concealed plumbing, fitted mirror, medicine cabinet, pelmet with spotlighting, ladder style towel rail/radiator, wall hung Dimplex electric heater, obscure glazed window, recessed spotlighting, fitted extractor.

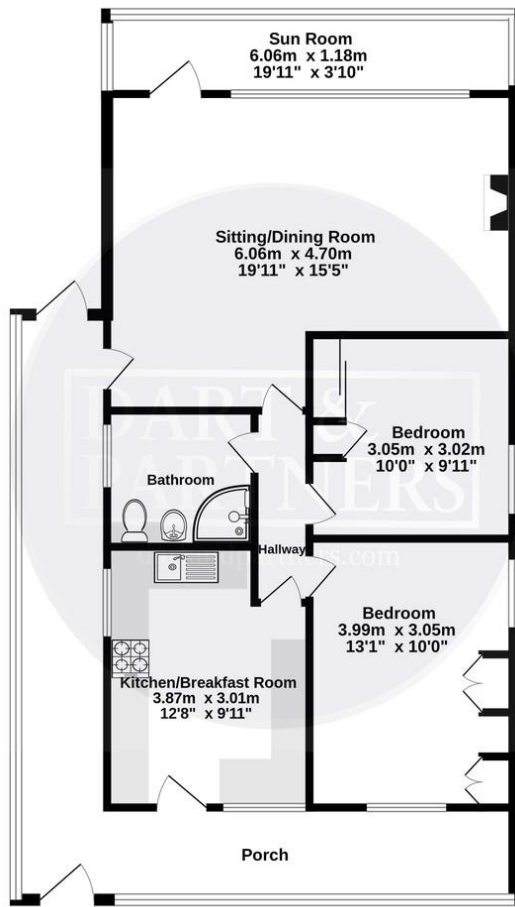


OUTSIDE

The property is approached via a short flight of steps down from Higher Coombe Drive through a low maintenance garden with raised flower beds. Pathways lead to either side of the bungalow accessing the rear gardens. From the entrance porch there is a raised deck and steps down to the rear gardens. External water supply. UPVC obscure double glazed door and window to **UNDER HOUSE STORE ROOM** which provides ample storage with power and light. Wall hung gas boiler providing the hot water supply and gas central heating throughout the bungalow. The under house store room could provide additional accommodation subject to the necessary consents. The rear gardens are enclosed by natural hedgerows with an area of gently sloping lawn, mature trees, circular steps from the pathway onto the lawns and crazy paved patio enjoying views across the Coombe Valley nature reserve towards Haldon.



Ground Floor
91.1 sq.m. (981 sq.ft.) approx.



TOTAL FLOOR AREA : 91.1 sq.m. (981 sq.ft.) approx.

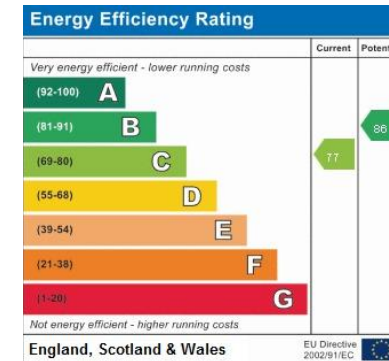
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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MATERIAL INFORMATION - Subject to legal verification

Freehold
Council Tax Band C

The property has the benefit of Solar Photovoltaic panels and prospective purchasers should take appropriate legal advice with regards to the ownership, feed in tariff payments and any third party agreements that may be in place.



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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