



A stunning, detached bungalow with three bedrooms, a garage, surrounding gardens and a sea view!

16 Lyme Bay Road | Teignmouth | TQ14 8RS







PROPERTY TYPE

Detached Bungalow  
Freehold



SIZE

1,017 sq ft



LOCATION

Town



AGE



BEDROOMS

3



RECEPTION ROOMS

2



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Garage & Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

66 (D)



COUNCIL TAX BAND

D



### in a nutshell...

- Detached Bungalow
- Three Bedrooms
- Sea Views
- Garage & Driveway
- Separate Dining Room
- Utility Room
- Large Shower Room







## the details...

New to the market is this fabulous, detached bungalow with three bedrooms, a garage, surrounding gardens and a sea view, in the popular seaside resort of Teignmouth.

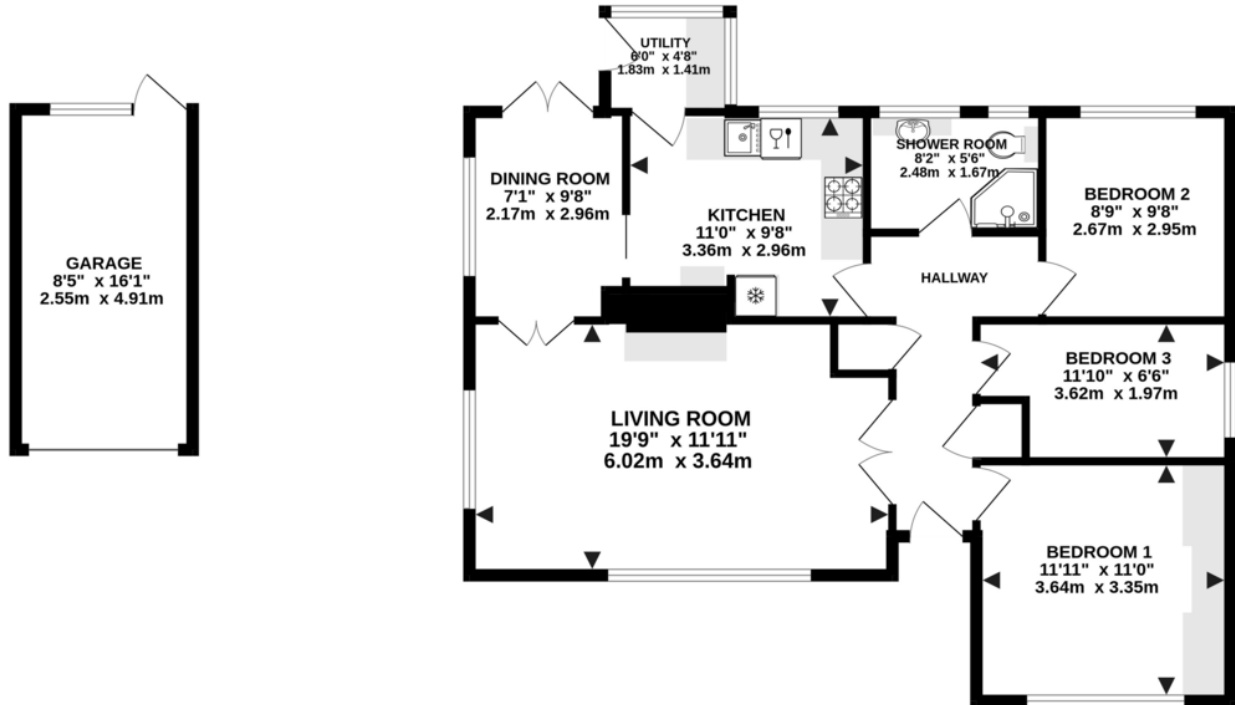
Inside, it is well-presented with light and neutral décor throughout and feels warm and welcoming with gas central heating and double glazing.

The accommodation comprises of an entrance hallway with two built-in cupboards, a spacious living room with dual-aspect windows filling the room with light and providing a view of the sea, and a fireplace with a living flame gas fire as a focal point, a separate dining room, ideal for any occasion, a modern kitchen with plenty of worktop and cupboard space in cream with an integrated fridge/freezer and dishwasher, and in a separate utility room there is a door to the garden, a worktop and space with plumbing for a washing machine. There are three light and airy bedrooms, two doubles, the master with fitted bedroom furniture and a sea view, and the third bedroom is currently used as a study, ideal for those working from home.

Outside, at the rear is a private garden with a healthy level lawn and a paved patio, perfect for entertaining, be it a barbecue or alfresco dining. There is a timber summer house, and paths lead down either side of the property to the front where there is an extensive terrace of paving, healthy lawns and paths to a gated entrance and the detached single garage that has a courtesy door at the rear and an up and over door to the driveway where there is additional parking for one car with more available on-road if required.



## the floorplan...



TOTAL FLOOR AREA : 1017 sq.ft. (94.4 sq.m.) approx.

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## the location...

Teignmouth has a great deal to offer, not least its superb sandy beach, award winning children's play area and the nearby golf courses. Water sport activities are well catered with two sailing clubs, deep water moorings and a diving school. This picturesque town has a Victorian Pier, a new theatre, a wide selection of bars and restaurants, and well-known shops and supermarkets including Lidl and Morrisons. It also benefits from easy access to the A380, the mainline railway station at Teignmouth and the International Airport at Exeter.

## Shopping

Late night pint of milk: SPAR 0.6 mile  
Teignmouth town centre: 1.3 miles  
Supermarket: Lidl 1.2 miles

## Relaxing

Beach: Teignmouth 1.2 miles  
Eastcliff Park: 0.9 mile  
Teignmouth Golf Course: 1.8 miles

## Travel

Bus stop: Maudlin Drive, approx. 446 ft  
Train station: Teignmouth 1.4 miles  
Main travel link: A380 4.9 miles  
Airport: Exeter 17.2 miles

## Schools

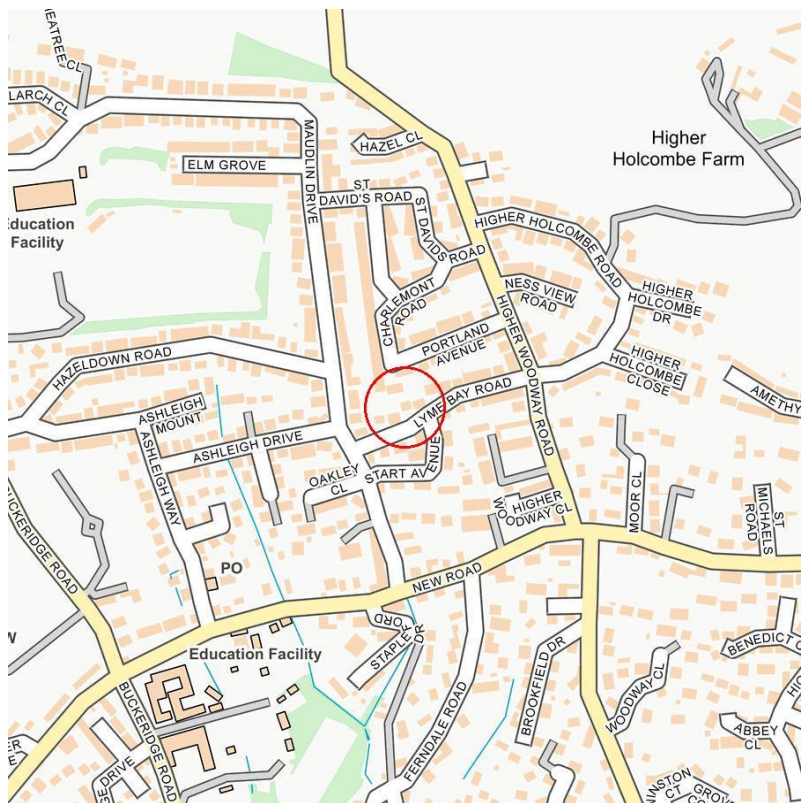
Hazeldown Primary School: 0.5 mile  
Teignmouth Community School: 1 mile  
Trinity School: 0.4 mile

Please check Google maps for exact distances and travel times.

**Property postcode: TQ14 8RS**

## how to get there...

From our office on Wellington St continue to the end of the road and turn right onto Regent St and turn left towards Brooks St. At the end of the road turn left towards the roundabout. At the roundabout take the third exit onto Myrtle Hill (A379) and at the end of the road turn left onto Dawlish Rd. Turn left onto New Rd and then turn right onto Higher Woodway Rd, then turn left onto Lyme Bay Rd and the property can be found further down the road on the right hand side.







Need a more complete picture? Get in touch with your local branch...

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