



- FOR SALE BY PUBLIC AUCTION ON 7TH DECEMBER 2023
- AUCTION GUIDE PRICE £300K+
- SOUTH FACING DETACHED BUNGALOW
- SUPERB SEA, COASTAL AND RURAL VIEWS
- LARGE CORNER PLOT, HIGHLY REGARDED RESIDENTIAL LOCATION
- THREE BEDROOMS
- KITCHEN, L-SHAPED SITTING ROOM/LOUNGE DINER
- BATHROOM, SEPARATE WC, ADDITIONAL CLOAKROOM WC
- ATTACHED GARAGE, PARKING, FRONT, SIDE AND REAR GARDENS
- SUPERB SEA, COASTAL AND RURAL VIEWS

Ness View Road, Teignmouth, TQ14 8RQ

Guide Price £300,000+

An appealing detached south facing bungalow on large corner plot enjoying commanding sea, coastal and rural views. The accommodation briefly comprises; Entrance porch, wide hallway, kitchen, L-shaped lounge/sitting room/diner, bathroom, separate WC, three bedrooms, additional cloakroom WC. Located in a highly sought after residential location with off road parking and garage and with delightful front, side and rear gardens, taking advantage of the aforementioned views.

FOR SALE BY PUBLIC AUCTION ON THURSDAY 7TH DECEMBER 2023 -

https://www.networkauctions.co.uk/property/?preview=1&lot_id=225164



Property Description

uPVC obscure double glazed entrance door into...

ENTRANCE PORCH

Courtesy lighting, radiator, uPVC double glazed windows overlooking the front gardens with appealing views along the Babbacombe coastline, out to sea, to Shaldon and over rolling hills beyond. UPVC double glazed sliding door with access through to...

WIDE RECEPTION HALLWAY

Radiator, double sliding doors to cloaks cupboard. Doorway through to...

SUPERB L-SHAPED LIVING/DINING ROOM

uPVC double glazed picture window enjoying commanding south facing views across open farmland, Ringmore, Shaldon, the Ness, along the Babbacombe coastline to the Orestone and out to sea. LIVING/SITTING ROOM AREA: Two radiators, feature brick fireplace with wooden mantle over and inset coal effect gas fire. DINING AREA: Radiator, uPVC double glazed sliding patio doors with outlook and access into the enclosed rear gardens. Space for table and chairs. Door through to...

KITCHEN

Modern fitted kitchen with range of cupboard and drawer base units under laminate rolled edge work surfaces incorporating a one and a half bowl stainless steel drainer sink unit with mixer tap over, integrated brushed chrome double oven, four ring electric hob, integrated fridge, integrated washing machine, pull out breakfast bar, attractive tiled splash backs, corresponding eye level units with recessed display shelving, uPVC double glazed window overlooking the rear gardens, radiator, door to cupboard housing wall hung Worcester gas combination boiler providing the domestic hot water supply and gas central heating throughout the bungalow, slatted shelving and high level storage over, uPVC obscure double glazed door giving access to the side porch.





INNER HALLWAY

With doors to...

BEDROOM ONE

uPVC double glazed window enjoying the aforementioned southerly sea, coastal and rural views, radiator, range of fitted bedroom furniture.

BEDROOM TWO

uPVC double glazed window to side aspect overlooking the side gardens, with views going inland over open farmland towards Dartmoor, radiator, wash hand basin set into vanity unit with tiled splash back.



BEDROOM THREE

uPVC double glazed window to side aspect with rural views, radiator.

BATHROOM

Fully tiled with white suite comprising panelled handled bath, pedestal wash hand basin, shower cubicle with glazed door and screen, fitted shower, ladder style towel rail/radiator, shaver socket, uPVC obscure double glazed window.

CLOAKROOM WC

Fully tiled, uPVC obscure double glazed window, low level WC.

From the side porch there are uPVC double glazed windows and corresponding side panels giving access to the front and rear of the bungalow. Radiator. Door leading to...



CLOAKROOM WC

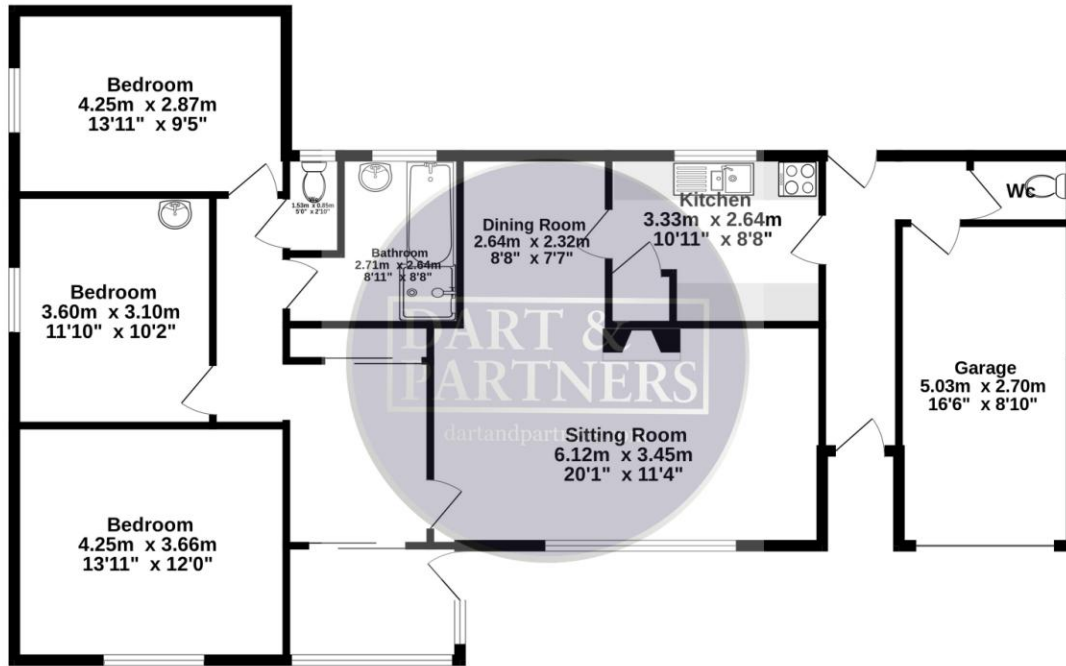
Part tiled walls, uPVC obscure double glazed window, low level WC.

Courtesy door through to...

GARAGE

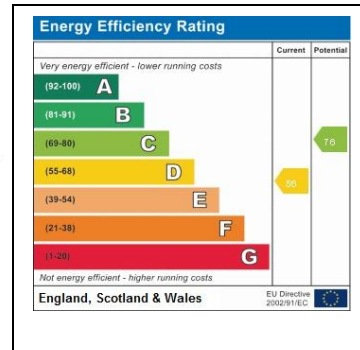
Attached garage with electronically operated roller door, uPVC double glazed window to side aspect.

Ground Floor
120.1 sq.m. (1293 sq.ft.) approx.



TOTAL FLOOR AREA : 120.1 sq.m. (1293 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 ©2023



OUTSIDE

The bungalow is approached over a concrete driveway providing **OFF ROAD PARKING** and leading to the **ATTACHED GARAGE**. Courtesy lighting. Access via the front or side porch. The front gardens are laid to lawn with well stocked and tended flower bed borders. A pathway extends across the front of the bungalow to a lawned side garden, enclosed by natural hedgerow with an ornamental garden pond. The pathway runs along a raised retained flower bed leading to a gated access to the rear gardens. In addition there is a further gated access to the side of the garage leading to the rear gardens which can be accessed via both the dining room and side porch immediately onto a paved pathway/seating area. The paving extends to the side of the property where there is a garden shed and external water supply. The paved pathway continues along the main gardens which are predominantly L-shaped and laid to lawn with well stocked borders and rockery. To the head of the garden is a crazy paved patio enjoying superb views to Shaldon, Shaldon beach, over rolling hills beyond, and taking in the Babbacombe coastline and out to sea.

MATERIAL INFORMATION - Subject to legal verification

Freehold
 Council Tax Band D



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