



- SUPERBLY POSITIONED SPACIOUS DETACHED BUNGALOW
- GENEROUS CORNER PLOT
- ENJOYING SOUTH FACING SEA, COASTAL, ESTUARY AND RURAL VIEWS
- ENTRANCE HALL, SITTING ROOM/LOUNGE, SUN ROOM
- KITCHEN BREAKFAST ROOM
- THREE BEDROOMS
- BATHROOM AND EN-SUITE SHOWER ROOM
- APPEALING GARDENS WITH PATIO, LAWNS AND RAISED TERRACE
- PARKING, GARAGE, SOLAR PANELS

Charlemont Road, Teignmouth, TQ14 8RP

Guide Price £400,000

This detached extended bungalow is situated on an elevated good sized corner plot and enjoying views across Teignmouth taking in the estuary and out to sea with generous proportioned accommodation briefly comprising; Entrance hallway, sitting room/lounge, kitchen breakfast room, sun room, three bedrooms, bathroom and en-suite shower room. The gardens are a real feature of this property being established and well stocked with large enclosed raised sun terrace, double garage and off road parking.



Property Description

uPVC obscure double glazed entrance door with leaded lattice-work and floral motif with corresponding side panel into...

ENTRANCE HALLWAY

High level uPVC obscure double glazed window, radiator, wooden flooring, obscure glazed door and side screen giving access through to a delightful reception area and breakfast room.

SITTING ROOM/LOUNGE

Three radiators, feature brick fireplace with recessed display shelving, inset electric fire, tiled hearth, feature mock beams. Squared arch through to the sun room and uPVC double glazed sliding patio doors with outlook and access onto the patio and gardens.

SUN ROOM

uPVC double glazed windows with superb south facing views towards the river Teign estuary, Shaldon, over open farmland beyond, along the Babbacombe coastline and out to sea and with a pleasant outlook over the grounds.

KITCHEN/BREAKFAST ROOM

Dual aspect with mock beams, uPVC double glazed windows to side and front aspect enjoying the aforementioned sea, coastal and rural views. Radiator, feature archway through to the kitchen area, inter-connecting door through to main reception. Extensive range of cupboard and drawer base units under granite work surfaces, sliding shelved unit, one and a half bowl stainless steel sink unit, integrated electric oven, De Dietrich induction hob, attractive tiled splash backs, corresponding eye level units with further larger style unit with sliding shelving, space for upright fridge freezer, under counter lighting, range of corresponding eye level units, extractor hood, corner display shelving, radiator, uPVC double glazed window to side aspect, uPVC obscure double glazed window to the gardens.

From the reception area, short flight of steps up to...

INNER HALLWAY

Hatch and access to loft space, door to cupboard housing factory lagged hot water cylinder and wall hung Worcester gas boiler providing the domestic hot water supply and gas central heating throughout the property. Doors to...





BEDROOM

uPVC double glazed window overlooking the rear gardens, radiator, range of fitted wardrobes with hanging rails and fitted shelving, linen cupboard with radiator and fitted shelving.

BEDROOM

uPVC double glazed window overlooking the rear gardens, radiator. Fitted desk/workstation, recessed shelving.

BATHROOM

Modern fitted bathroom with white suite comprising P-shaped shower bath with curved glazed screen, fitted shower, uPVC obscure double glazed window, wall hung wash hand basin, wall hung WC with concealed plumbing, tiled walls, shaver light and socket, recessed spotlighting, medicine cabinet, ladder style towel rail/radiator.



BEDROOM

Dual aspect with uPVC double glazed window to the rear gardens, uPVC double glazed sliding patio doors with access onto the patio and enjoying river, rural, sea and coastal views. High ceiling, radiator. High level hatch to storage. Door through to...

EN-SUITE SHOWER ROOM

Corner pedestal wash hand basin, corner low level WC, shower cubicle with glazed door and screen, fitted Mira shower, recessed spotlighting, fitted extractor, ladder style towel rail/radiator.

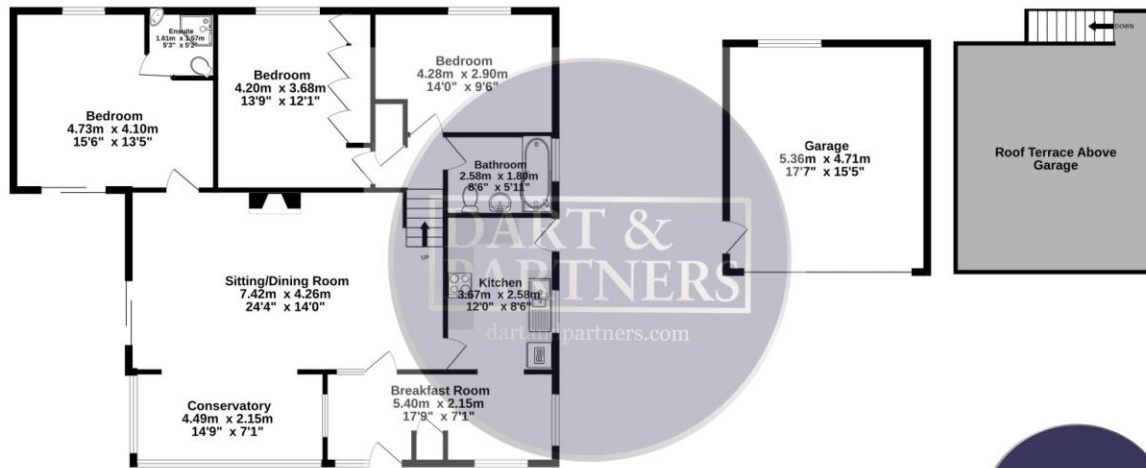
OUTSIDE

To the front of the property there is a concrete driveway providing OFF ROAD PARKING and leading to a **DETACHED GARAGE**. There are raised retained rockery style gardens to the front divided by the driveway. To the side of the garage is a paved hardstanding with greenhouse, access to the rear gardens. From the driveway there is a pathway leading to the main entrance. From the entrance a paved pathway continues through the well stocked and tended front gardens to a paved patio and lawn area enjoying the south facing sea, coastal, rural and estuary views. The patio can be accessed via the main bedroom or reception. The side gardens are predominantly laid to lawn with mature hedgerow borders where there is access from Charlemont Road to an additional **PARKING SPACE**. The pathway continues to the rear of the bungalow with further power and water supply.



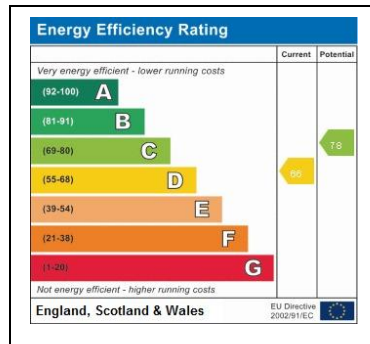
Ground Floor
116.5 sq.m. (1254 sq.ft.) approx.

Garage
25.2 sq.m. (272 sq.ft.) approx.



TOTAL FLOOR AREA : 141.7 sq.m. (1526 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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Paved hardstanding with garden shed. Steps up via a small herb garden and through well stocked flower beds to a large paved terrace with shrubs, flower bed borders and ornamental garden pond. The rear gardens enjoy the passage of the sun throughout the day. Steps leading up to a superb **ROOF TERRACE** (above the garage) with wrought iron balustrading providing an elevated seating/entertaining area enjoying panoramic views out to sea taking in Teignmouth, the Ness, the river Teign estuary, Shaldon and rolling hills beyond, along the Babbacombe coastline to the Orestone and inland toward Dartmoor.

DOUBLE GARAGE

With electric roller door, power and lighting, water tap, solar panel control unit, window to rear, uPVC obscure double glazed courtesy door to the side.

SOLAR PHOTOVOLTAIC PANELS

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. In addition there are two Solar Hot Water panels.

MATERIAL INFORMATION - Subject to legal verification

Freehold

Council Tax Band D



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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