



- DETACHED BUNGALOW IN HIGHLY FAVOURED MAUDLIN DRIVE AREA
- ENTRANCE HALLWAY, SITTING ROOM
- FREE FLOWING KITCHEN/RECEPTION
- SUPERBLY PRESENTED SOUTH FACING GARDENS
- ENJOYING FAR REACHING SEA VIEWS
- THREE BEDROOMS WITH EN-SUITE TO BEDROOM ONE
- FOUR PIECE MODERN FAMILY BATHROOM
- FRONT AND REAR GARDENS WITH SUN DECK, PRIVATE TERRACE AND LAWN
- OFF ROAD PARKING

Maudlin Drive, Teignmouth, TQ14 8RZ

Guide Price £470,000

Opportunity to purchase a detached bungalow situated on a highly regarded and sought after residential location. The bungalow has been subject to a comprehensive renovation program and is now offered in "show home" condition with high quality fittings and finish throughout. The accommodation boasts; a most appealing free flowing kitchen/reception with south facing sea views and access to the gardens, sitting room, three bedrooms with en-suite to bedroom one and a four piece family bathroom completes the internal accommodation. Front and rear gardens, off road parking. To the rear is a large south facing sun deck and a covered terrace/entertaining area offering complete privacy and taking in uninterrupted sea, coastal, river and rural views.



Property Description

uPVC double glazed entrance door into...

ENTRANCE HALLWAY

uPVC double glazed window to side aspect, two radiators, hatch to shoe cupboard, recessed spotlighting, hatch and access to loft space, sun tube, luxury vinyl tiling. Door to storage cupboard. Doors to...

FREE FLOWING KITCHEN/RECEPTION ROOM

KITCHEN: Comprehensive range of cupboard and drawer base units under counter tops with attractive tiled splash backs, ceramic induction hob, chimney style extractor over, integrated sliding refuse drawer, integrated dishwasher, brushed chrome double oven, larder style unit housing integrated fridge and freezer, eye level shelving, radiator, continuation of luxury vinyl flooring, , recessed spotlighting. Squared arch through to...

RECEPTION AREA: uPVC double glazed sliding patio doors, further uPVC double glazed window and door with access onto the enclosed gardens and enjoying south facing far reaching sea views, two radiators, uPVC obscure double glazed door.

SITTING ROOM

uPVC double glazed window overlooking the gardens and out to sea, radiator.

BEDROOM ONE

Dual aspect with uPVC double glazed window to front and side aspect taking in views across Teignmouth to the river Teign estuary, Shaldon, open farmland beyond, taking in the Ness, along the Babbacombe coastline and out to sea and going inland toward Dartmoor. Two radiators, fitted wooden shutter blinds. Door through to...

MODERN EN-SUITE SHOWER ROOM

Tiled shower enclosure with fitted multi-function shower, glazed door/screen, low level WC, wall hung wash basin





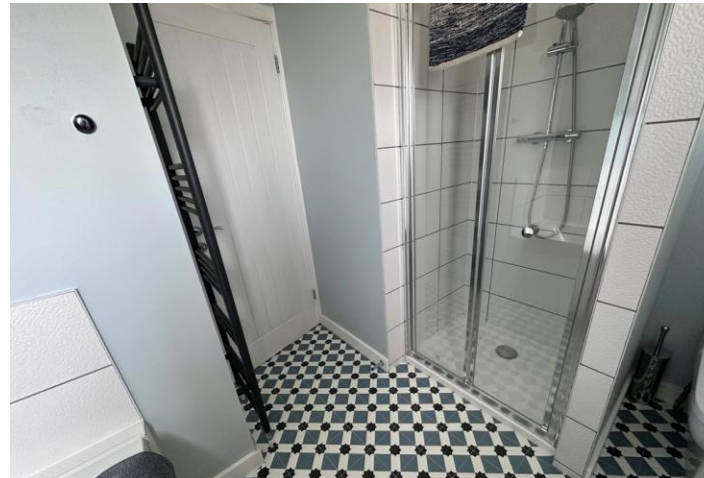
set into high gloss cupboard unit, tiled sill, uPVC obscure double glazed window, fitted Dimplex electric heater, recessed spotlighting, fitted extractor fan.

BEDROOM TWO

Dual aspect with uPVC double glazed windows over the front and side aspect, radiator.

BEDROOM THREE

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



BATHROOM

Two uPVC obscure double glazed windows, suite comprising tiled shower enclosure with glazed door/screen, fitted dual function shower, low level WC, wash hand basin set into high gloss vanity unit, bath with tiled surround, ladder style towel rail/radiator, fitted spotlights, fitted extractor.

OUTSIDE

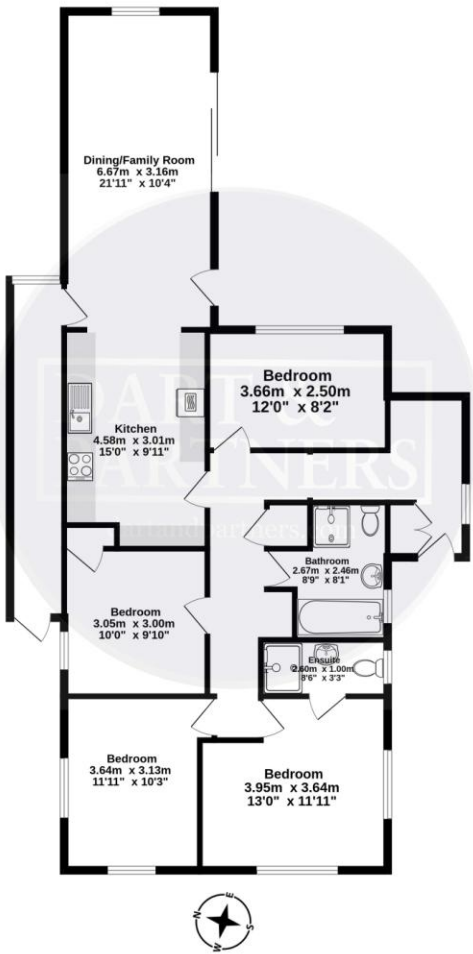
The property is approached over a concrete driveway providing **TANDEM OFF ROAD PARKING**. from the driveway there is gated access through to the enclosed rear gardens. Outside water tap. The front gardens are predominantly laid to lawn with a variety of mature shrubs and evergreens. Further gated access to the rear gardens. External power supply. The front gardens enjoy views over surrounding properties and enjoy the aforementioned river, rural, coastal and sea view. The rear gardens, also accessed via the kitchen/reception room are a particular feature of the property and from the kitchen/reception is access onto a large sun deck enjoying a high degree of privacy and far reaching sea views. Access to the remainder of the garden. Outside water tap. Courtesy lighting. L-shaped formal lawn. Raised covered terrace with power, lighting and external heater. The paved terrace offers complete privacy from neighbouring properties and has been designed to take full advantage of the river, rural, coastal and sea views, and faces directly south.



Freehold
Council Tax Band D

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.

Ground Floor
111.6 sq.m. (1201 sq.ft.) approx.



TOTAL FLOOR AREA : 111.6 sq.m. (1201 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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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