



- INDIVIDUAL DETACHED BUNGALOW
- RIVER AND RURAL VIEWS
- FREE- FLOWING RECEPTION AREA
- FITTED KITCHEN
- GARDEN/SUN ROOM
- TWO BEDROOMS
- BATHROOM & SHOWER ROOM
- uPVC D/G, GAS C/H

Cockhaven Road, Bishopsteignton, TQ14 9RF

Guide Price £495,000

A detached bungalow on a most appealing plot situated in the heart of the village within easy walking distance of local amenities and with a particularly discreet frontage onto Cockhaven Road with lovely south facing gardens and some river views. The accommodation briefly comprises a large free-flowing reception space, garden/sun room, kitchen, two bedrooms, bathroom, shower room. Off road parking, front and rear gardens, south facing views over the River Teign estuary to open farmland.



Property Description

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Obscure multi paned entrance door with floral motif, into....

ENTRANCE HALLWAY

Two multi paned doors through to.....

RECEPTION AREA

A delightful free-flowing reception space comprising....

LOUNGE

With two radiators, French patio doors with corresponding side screens give access into the rear sun room. Tiled fireplace with matching hearth and wooden mantle and surround with inset coal effect gas fire, dado rail, wide arch through to....

DINING AREA

Two radiators, dual aspect with uPVC double glazed window to side, uPVC double glazed bow window with deep display sill overlooking the front aspect and approach, door to store cupboard with fitted shelving. From the reception, arch through to....

KITCHEN

Range of cupboard and drawer base units under laminate rolled edge work surfaces, one and a half bowl drainer sink unit with mixer tap over, space for upright fridge freezer, plumbing for washing machine and dishwasher, space for range cooker, corner display shelving, tiled splashbacks, corresponding eye level units with extractor hood, glazed





fronted display cabinets, wall mounted Baxi gas combination boiler providing the domestic hot water supply and central heating throughout the property, uPVC double glazed windows overlooking the front and side aspects.

From the reception, double doors lead into the....

GARDEN/SUN ROOM

With uPVC double glazed window and door with outlook and access to the superb south facing grounds with views into the nearby River Teign estuary. Radiator.

From the entrance hallway, there is a secondary side access through the uPVC obscure double glazed door to an entrance vestibule with obscure glazed door to the main hallway. Doors to cloaks cupboard, hatch and access to loft space, radiator, dado rail, doors to....



BEDROOM

uPVC double glazed window with south facing views over the garden, across the River Teign estuary, open farmland and beyond. Radiator.

BEDROOM

uPVC double glazed window to side aspect, radiator.

BATHROOM

Tiled walls and floor with suite comprising bath with mixer tap and shower attachment with glazed shower screen, pedestal wash hand basin, low level WC, bidet, radiator, shaver light and socket, uPVC obscure double glazed window.

SHOWER ROOM

Tiled walls and floor, shower enclosure with fitted Mira shower, glazed door/screen, wall hung wash hand basin, WC, ladder style towel rail/radiator, uPVC obscure double glazed window, fitted spotlights and extractor fan.

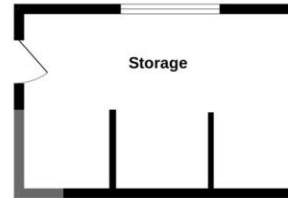
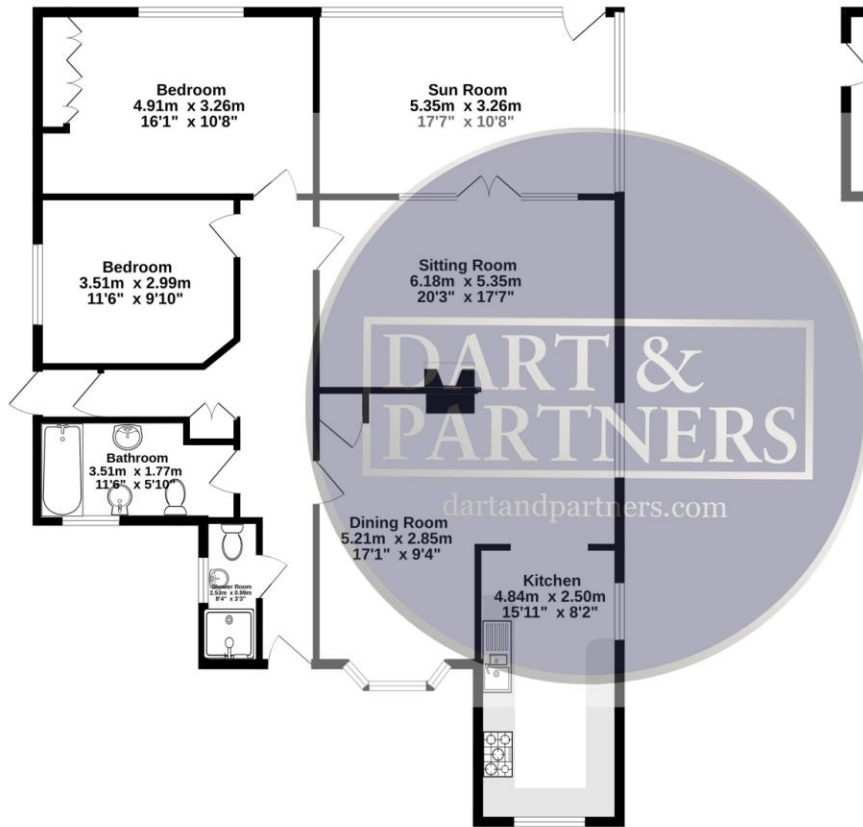
OUTSIDE

The property is approached over a tarmac driveway providing ample off road parking. The front gardens have mature borders and consist of well stock raised retained flower and



Ground Floor
117.3 sq.m. (1263 sq.ft.) approx.

1st Floor
15.7 sq.m. (169 sq.ft.) approx.



TOTAL FLOOR AREA : 133.0 sq.m. (1432 sq.ft.) approx.

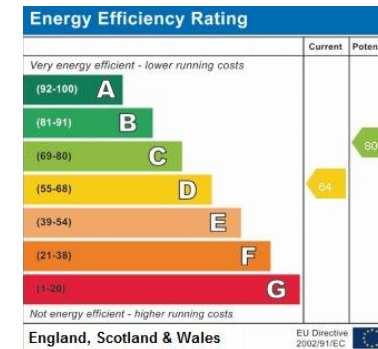
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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slate beds. Paved pathway leads from both sides of the property into the gated access, pathways lead to either side of the property to the rear garden and a door leading to a WORKSHOP/UNDER-HOUSE STORE with uPVC double glazed window overlooking the garden and from the driveway there is an attractive brick paved path leading to the main entrance. The rear gardens are a particular feature of the property with a large paved south facing sun terrace, accessed via the garden/sun room, enjoying delightful aspect across the garden with rolling hills in the distance and enjoying the passage of the sun throughout the day. Steps lead down from the terrace to a superb gently sloping formal lawn with mature borders and a variety of well established shrubs, trees and evergreens, there are various soft fruit trees, a mature Horse Chestnut tree and a circular feature rose bed, garden shed. The gardens are fully enclosed.

MATERIAL INFORMATION - Subject to legal verification

Freehold
Council Tax Band E



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