



- A DETACHED 1930's-BUILT DORMER BUNGALOW
- SET AROUND HALF A MILE FROM THE TOWN AND PROMENADE
- SITTING ROOM WITH LOG BURNER AND A MODERN KITCHEN/DINING ROOM
- TWO GROUND FLOOR BEDROOMS, ONE OF WHICH OPENS TO A STUDY
- CLOAKROOM/UTILITY AND TWO UPPER FLOOR BEDROOMS
- LUXURY 4-PIECE BATHROOM AND SOME GOOD VIEWS
- MATURE LANDSCAPED GARDENS AND TERRACES
- PARKING, GARAGE AND A USEFUL CELLAR/WORKSHOP

West Buckeridge, Teignmouth, TQ14 8NF

£600,000

An attractive detached 1930's-built dormer bungalow set in an enviable "tucked-away" position within around half a mile of the town centre and promenade. Reception hall, sitting room with log burner, kitchen/dining room, two ground floor bedrooms (one opening to a study) and a cloakroom/utility. Two upper floor bedrooms and a luxury family bathroom. Parking, garage and large landscaped gardens and terraces. Some good views and a cellar/workshop.



Property Description

LOCATION

6 West Buckeridge is set in an enviable "tucked-away" and yet elevated position in the ever-popular East Teignmouth. The property is set not much more than half a mile from the town centre and promenade. Teignmouth is positioned on the lovely South Devon coastline, approximately 13 miles from the cathedral city and county town of Exeter. There is a fine promenade with sandy beaches, including a classic crescent of imposing Georgian buildings. There are boating opportunities on the estuary and the "back beach" has a selection of pubs and restaurants in a superb marine setting. The town has a wide variety of independent shops and cafes, along with several excellent public houses. There is a supermarket on the west side of the town, along with a recently opened theatre and bowling club close to the sea front. Teignmouth has several primary schools, along with a well-regarded secondary school/Community College, and Trinity School, being a private school offering both primary and secondary education. There is a mainline railway station offering a direct link to London Paddington. The junction to the A380 via the B3192 is just under 5-miles away, which can be used to access the A38 and the M5, offering an easy commute to Exeter and beyond.

DESCRIPTION

6 West Buckeridge is an attractive, detached 1930's-built domer bungalow, being set in an elevated position with many of the rooms having good views across the surrounding valley and the higher parts of the town. There is a south-facing paved entrance terrace providing a pleasant seating area and, from here an open arched entrance porch is approached. The reception hall is a welcoming space with timber effect flooring. There is a lovely dual aspect sitting room with a bay window and a feature fireplace with log burner, and there are two ground floor bedrooms, one of which is particularly large having a bay window and opening to a study area with parquet flooring. There is an appealing kitchen/dining room providing a good hub/entertaining area for the house which, in turn opens to a side porch/boot room. Additionally to the ground floor there is a utility room/cloakroom/WC. At first floor





level there is a large landing and two good sized first floor bedrooms, along with a luxury family bathroom with a four-piece suite. The upper floor provides scope for dormer extensions, subject to the necessary consent. There is a parking area and a garage and the property is surrounded by mature landscaped gardens with lawns, well stocked areas of bedding, productive vegetable gardens and an enclosed garden at the rear with a large greenhouse. Additionally, there is an under house cellar/workshop.

A pathway and brick paved steps rise to the attractive south facing brick paved entrance terrace. Feature curved steps rise to an open entrance porch with quarry tiles and an outside light. A composite and part double glazed feature entrance door opens to the....

RECEPTION HALL

With ceramic tiling in the vestibule area and good quality timber effect flooring through the hallway. Panel doors open to the principal downstairs rooms, radiator and stairs rise to the upper floor. Double louvre doors open to a useful shelved cupboard.

SITTING ROOM

A particularly lovely dual aspect room with a curved uPVC double glazed bay window having fantastic views across the valley, taking in parts of the town and having glimpses of the sea in the distance. A further uPVC double glazed window also has good views towards the higher parts of the town and countryside in the distance. There is a feature fireplace with a raised slate hearth, a timber beam over and a recessed log burning stove. Radiator.

KITCHEN/DINING ROOM

An appealing dual aspect room with a uPVC double glazed window having good views, taking in the higher parts of the town and a further uPVC double glazed window overlooking the side garden. There is good quality timber effect flooring throughout this space and the dining area provides ample space for a large dining table and chairs. There is a double radiator and a recess for the placement of a large American

style fridge/freezer. There are ceiling spotlights and the kitchen area is fitted with an attractive range of floor and wall mounted units with feature cupboard door and drawer fronts and an extensive area of timber effect work surface with complementary tiled surrounds. There is a single drainer, enamel sink unit with mixer set, a built in dishwasher and space and point for an electric cooker with a filter over. There is a built in display cabinet, along with the wall mounted Worcester boiler supplying central heating. A panel stable door with a cat-flap opens to a side porch/boot room with a quarry tiled floor, uPVC double glazed windows having good views and a panel door with a light above and a further cat-flap opens to the outside.

GROUND FLOOR BEDROOM 1/STUDY

A good sized room with a uPVC double glazed curved bay window. Exposed painted floorboards, feature Art Deco style wall lights and a double radiator. The bedroom space opens to a large versatile space, currently in use as a STUDY, with a uPVC double glazed window, feature parquet flooring, a radiator and a recessed area, as well as a built in cupboard.

GROUND FLOOR BEDROOM 2

With a uPVC double glazed window and a radiator with cover. Currently used as a single room but can easily accommodate a small double.

UTILITY/CLOAKROOM

With two uPVC opaque double glazed windows, a small double radiator and an area of laminate worksurface with under-surface space for an a washing machine and tumble dryer. Pedestal wash hand basin with mixer set and medicine cabinet over, WC and spotlights to ceiling.

FIRST FLOOR LANDING

With a feature balustrade, a radiator with cover and a rear facing uPVC double glazed window which overlooks the garden and beyond. Dado rail and the landing extends to a further area with a door opening to a good sized eaves storage space.

FIRST FLOOR BEDROOM 1

A dual aspect room with a uPVC double glazed window having some good views across the valley, taking in parts of the town and having glimpses of the sea. There is a large radiator and this room is set out in two parts with a dressing area and bedroom space. Within the bedroom space there is a further uPVC double glazed dormer window.

FIRST FLOOR BEDROOM 2

With a uPVC double glazed window overlooking the gardens, a radiator and access to eaves space.

BATHROOM

The spacious luxury bathroom has a high quality four piece suite with attractive tiled surrounds, comprising a free standing oval bath with freestanding mixer set, a wall mounted wash hand basin with drawer beneath, mixer tap and mirror over, a WC and a large shower cubicle with glazed screen, dual controls and large shower head. Spotlights, ladder style radiator/towel rail and an glazed Velux style window.

OUTSIDE

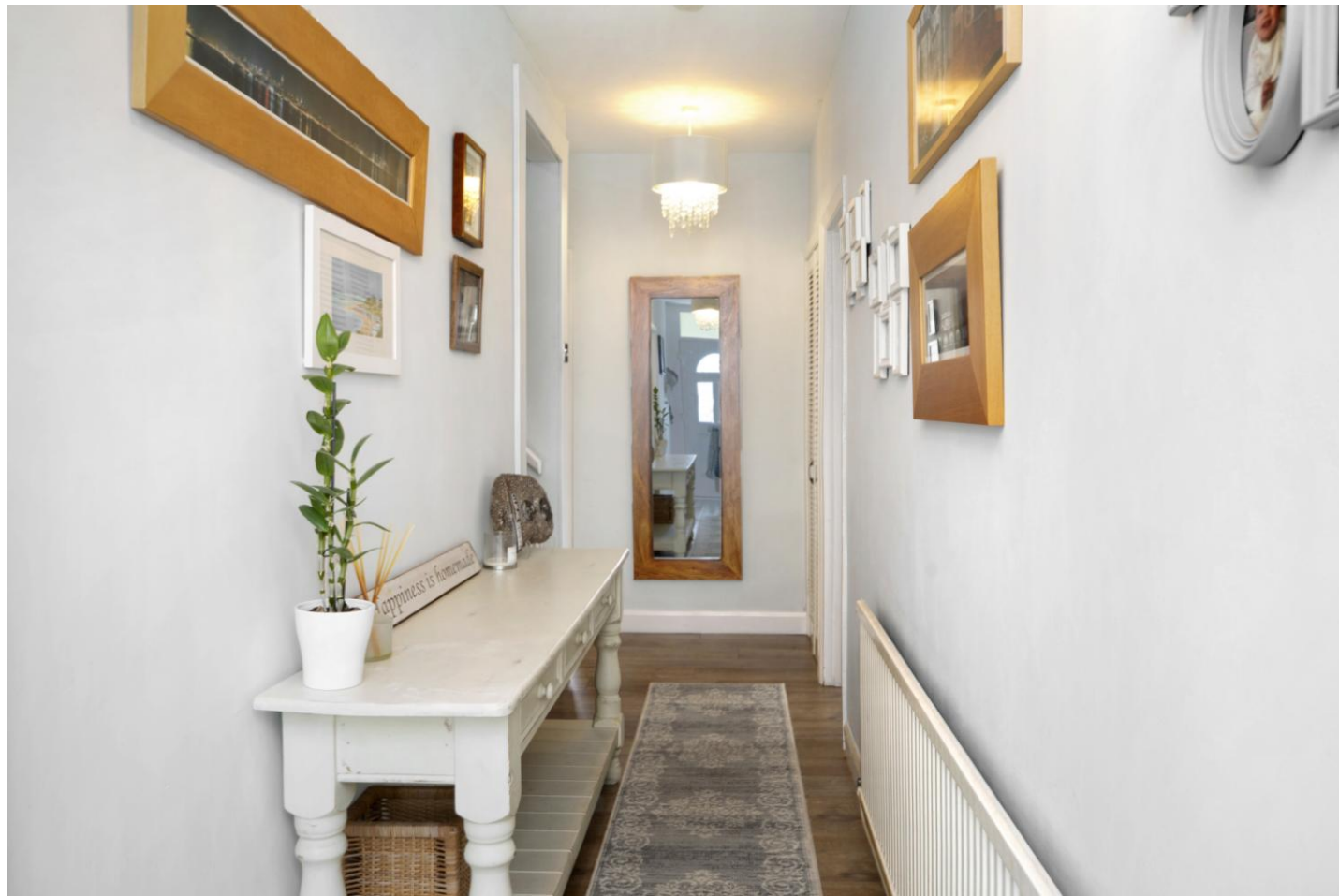
To the front the property is approached from West Buckeridge and there is a parking area being laid to hardstanding and gravel, partly enclosed by rendered walling. From here an "up and over" door opens to the garage, which has eaves storage space and a light. From the parking area, steps and a gate open to a path with further steps rising to the front of the house, where there is a paved area with access to a useful large cellar/workshop with a window and light. The raised front garden is particularly lovely, being set above the road and laid to a sweeping area of lawn with inset areas of bedding and borders, well stocked with a plethora of mature shrubs, small trees and flowering plants to include fuchsia, a cherry, a twisted willow, roses, buddleia and bamboo. To the side of the property there is a further paved terrace with a raised garden beside, also being stocked with a good range of shrubs and flowering plants, along with vegetable planters etc. This area is enclosed by panel fencing and steps descend to a gate with a feature rose arch over which leads to a pedestrian side access. A pathway also leads to gated access

to the upper garden. Set immediately behind the property there is a further pathway and an area of lawn with feature timberwork-retained bedding with cane fruits and herbs. The aforementioned entrance area is laid to a brick-paved terrace, with this area being enclosed and providing a good sheltered seating area/outdoor entertaining area etc. Timber and concrete steps rise to the remaining raised garden, which is set at the rear of the property and enclosed by timber panel fencing. There is a large tandem greenhouse, areas of gravel and a raised planting area retained by timberwork.

MATERIAL INFORMATION - Subject to legal verification

Freehold

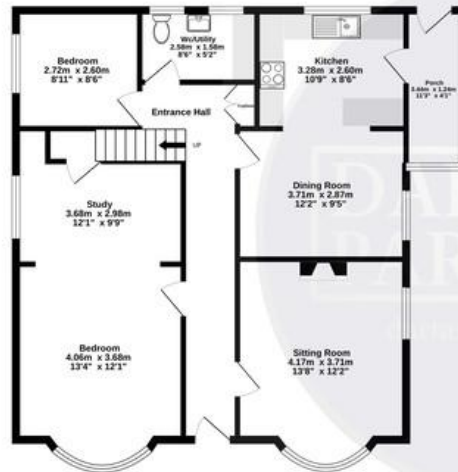
Council Tax Band D



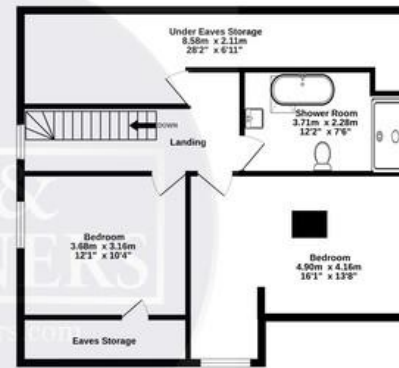
Basement
17.9 sq.m. (188 sq.ft.) approx.



Ground Floor
88.8 sq.m. (955 sq.ft.) approx.



1st Floor
82.8 sq.m. (894 sq.ft.) approx.

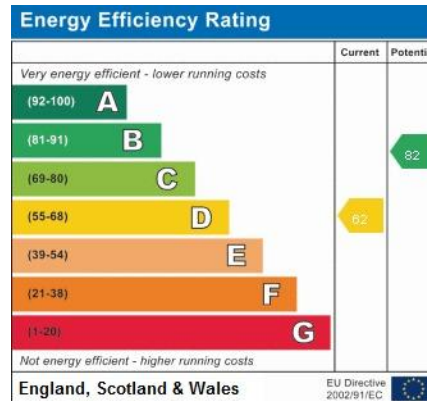


Garage
12.7 sq.m. (136 sq.ft.) approx.



TOTAL FLOOR AREA : 179.6 sq.m. (1933 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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