



- DETACHED IMMACULATELY PRESENTED BUNGALOW
- SITUATED IN HIGHLY DESIRABLE VILLAGE OF BISHOPSTEIGNTON
- LOUNGE DINING ROOM, CONSERVATORY
- MODERN FITTED KITCHEN BREAKFAST ROOM
- THREE BEDROOMS, ONE WITH EN-SUITE BATHROOM
- MODERN SHOWER ROOM
- SUPERBLY TENDED GARDENS WITH LAWNS AND PAVED AREAS, DOUBLE GARAGE
- ENJOYING VIEWS ACROSS THE REAR GARDENS TO THE RIVER TEIGN ESTUARY AND BEYOND

Murley Grange, Bishopsteignton, TQ14 9TX

Guide Price £580,000

A detached immaculately presented bungalow having been tastefully decorated throughout with modern fitted kitchen and bathrooms. On the river side of this exclusive development of just fourteen properties within the popular estuary village of Bishopsteignton and with appealing views into the river Teign estuary and surrounding countryside. With superbly tended gardens and conveniently located with easy access to the village amenities and close to the local bus route.



Property Description

uPVC double glazed entrance door with corresponding floor to ceiling windows overlooking the front aspect and approach, automatic security lighting, uPVC obscure double glazed entrance door and corresponding side panel into...

ENTRANCE HALLWAY

Feature glazed wall, double doors to cloaks cupboard with fitted shelving and hanging rails, door to linen cupboard with hanging rail, slatted shelving and electric heater, radiator, hatch and access to loft space (part boarded) with fitted loft ladder, light and housing the gas boiler providing the domestic hot water supply and gas central heating throughout the property. Glazed door with leaded lattice-work through to...

L-SHAPED LOUNGE DINING ROOM

Dual aspect **LOUNGE** with double glazed window overlooking the side gardens, radiator, attractive stone feature fireplace with matching stone hearth and inset coal effect electric fire, uPVC double glazed picture window with superb views over the rear sun terrace and gardens into the nearby river Teign estuary, over open farmland going inland towards Dartmoor. **DINING AREA** with radiator, uPVC double glazed sliding patio doors through to **CONSERVATORY**. Glazed door with leaded lattice-work through to the **KITCHEN BREAKFAST ROOM**.

CONSERVATORY

Victorian style conservatory of brick and uPVC construction, two radiators, windows overlooking the enclosed gardens and taking in the aforementioned estuary and rural views, doors giving access to the gardens.

KITCHEN/BREAKFAST ROOM

Also accessed from the main entrance hallway. Comprehensive range of cupboard and drawer base units under rolled edge counter tops, integrated washing machine, Neff ceramic hob with tiled splash back and concealed extractor over, Neff double oven, corresponding eye level units with under counter lighting, plumbing for dishwasher, corner display shelving, glazed fronted illuminated display cabinets, space for upright fridge freezer, recessed





spotlighting, space for table and chairs, radiator, double glazed door and window with outlook and access to the gardens.

BEDROOM ONE

uPVC double glazed window overlooking the front aspect, radiator, double doors to built in wardrobe with hanging rail and fitted shelving. Door to en-suite.

EN-SUITE BATHROOM

Panelled handled bath with tiled surround, wash hand basin set into vanity unit, WC with concealed plumbing, radiator, uPVC obscure double glazed window, recessed spotlighting, fitted extractor.



BEDROOM TWO

uPVC double glazed window to front aspect, radiator, double doors to built in wardrobe with hanging rail and fitted shelving.

BEDROOM THREE

uPVC double glazed window overlooking the side aspect, radiator, double doors to built in wardrobe with hanging rail and fitted shelving.

SHOWER ROOM

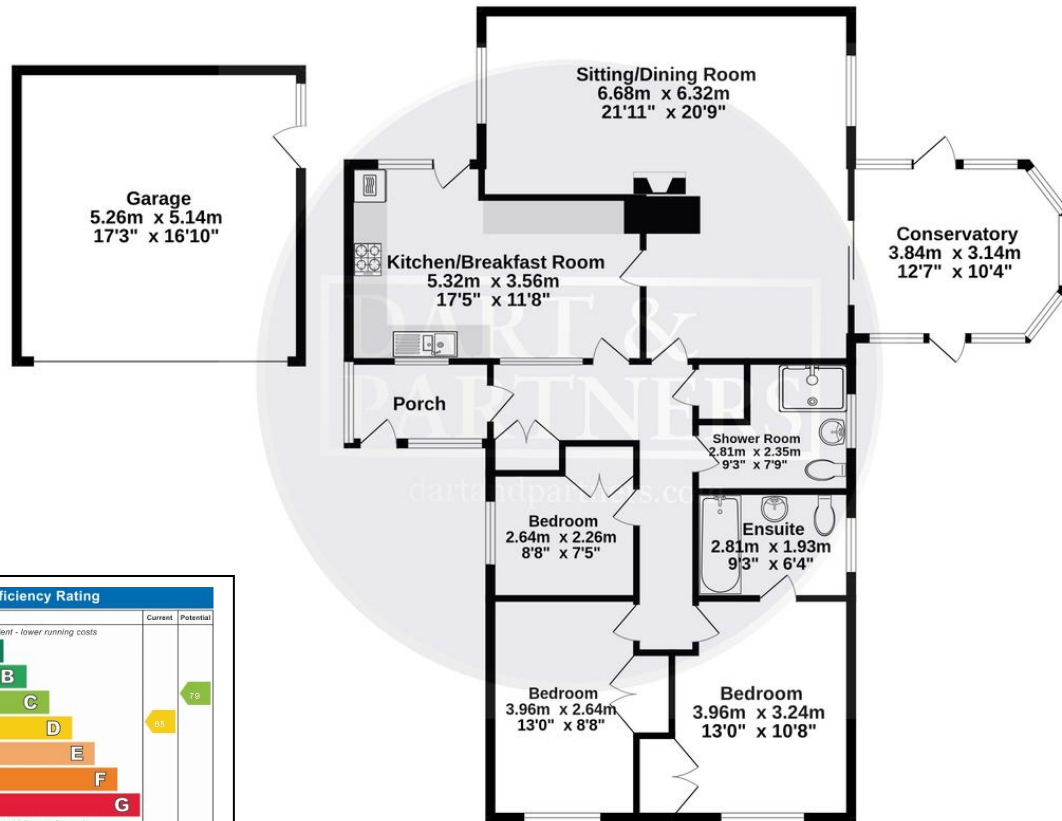
Tiled shower enclosure with glazed door/screen, fitted shower, ladder style towel rail/radiator, additional fitted radiator, WC with concealed plumbing, wash hand basin set into vanity unit, uPVC obscure double glazed window, recessed spotlighting, fitted extractor.



OUTSIDE

The front of the property is approached over an attractive block paved driveway providing **OFF ROAD PARKING** and leading to a **DOUBLE GARAGE**. Paved pathway to the main entrance which extends to gated accesses to the rear gardens. There are lawns to the front, side and rear of the property with well stocked borders having shaped shrubs and flowering plants, with an ornamental rockery style garden, a large area laid to stone chippings with paved terrace. The rear gardens, accessed via the kitchen breakfast room and/or

Ground Floor
145.5 sq.m. (1566 sq.ft.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		To
(69-80)	C		
(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	

TOTAL FLOOR AREA : 145.5 sq.m. (1566 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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conservatory, are beautifully kept being well stocked and tended with a variety of plants and shrubs. From the kitchen breakfast room there is a raised paved terrace with wrought iron balustrading and external water supply. Automatic security lighting. Steps down to a private patio/seating area offering a high degree of privacy and with views towards Dartmoor. Timber summerhouse. From the patio there is access onto the formal lawns which are bordered by well stocked shrub and flower beds. Paved stepping stones lead to a hardstanding with a garden shed. The stepping stones continue across the width of the bungalow leading to a further raised paved patio, accessed via the conservatory and enjoying wonderful views into the river Teign estuary and beyond. A side garden, also accessed via the conservatory, has been designed with ease of maintenance in mind with paved patio, external water supply. The gardens enjoy the passage of the sun throughout the day.

DOUBLE GARAGE

Electronically operated up and over door, power and lighting, plumbing for washing machine, further appliance spaces, courtesy door and window to rear. Suspended ceiling with hatch to a good size storage space within the roof void.

MATERIAL INFORMATION - Subject to legal verification

Freehold
 Council Tax Band E



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