



- AN IMMACULATLY PRESENTED 2010 BUILT PROPERTY
- SET IN A PRESTIGIOUS DEVELOPMENT
- UNDER FLOOR HEATING THROUGHOUT THE GROUND FLOOR
- FITTED OAK DOORS
- SHOW HOME CONDITION, CUL DE SAC LOCATION
- BESPOKE FITTED DOUG FARLEIGH KITCHEN, LIVING ROOM
- DRIVEWAY PARKING FOR THREE CARS, GARAGE WITH ELECTRIC DOOR
- ATTRACTIVE LOW MAINTENANCE LANDSCAPED GARDENS
- THREE BEDROOMS, BATHROOM, CLOAKROOM

## Great Park Close, Bishopsteigton, TQ14 9FD OIEO £380,000

An immaculately presented high quality 2010 built property within a prestigious development in this popular estuary village. Entrance hall, cloakroom/WC, reception/sitting room/lounge, kitchen dining room with bespoke Doug Farleigh fitted kitchen with integrated appliances, three bedrooms, family bathroom, off road parking for three vehicles, garage, attractive enclosed south facing rear gardens.



## Property Description

### LOCATION

Great Park Close sits in an appealing tucked away position close to the heart of ever popular Bishopsteignton. Bishopsteignton is a desirable village with a strong sense of community, being set above and beside the beautiful Teign Estuary. The village has many local amenities to include a post office/store, a chemist, a garden centre, a church, a village hall, two public houses, a local real ale brewery, a vineyard and the Cockhaven Arms. Additionally there is a well-regarded primary school. The seaside town of Teignmouth is around 2 miles away, with its promenade having a classic Georgian crescent, a sandy beach and a wide range of shops and amenities to include, a mainline railway station, a secondary school, Trinity School offering private education and many cafes and restaurants etc. The estuary offers good boating opportunities and Teignmouth golf course is only 2-miles away. Good accessibility is enjoyed to the A380, making for a fast commute to the cathedral city and county town of Exeter with its International Airport and University.

### DESCRIPTION

15 Great Park Close is set within a sought after development of similarly styled properties completed by the prestigious house builder Heritage Homes.

Externally attractive and finished to exacting standards with high quality fittings and fittings throughout.

Canopied entrance. Oak panel entrance door into...

### ENTRANCE HALLWAY

Porcelain tiled flooring. Under floor heating throughout the ground floor. Doors to...

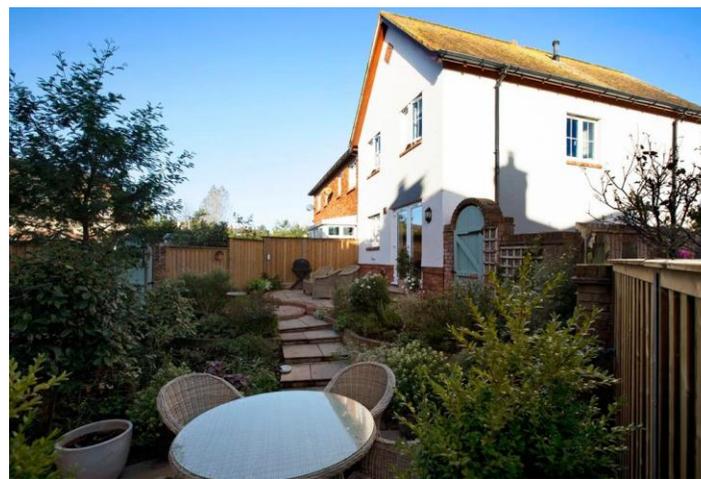
### CLOAKROOM

Low level WC with concealed plumbing, tiled surround and tiled mantle, display shelving, uPVC obscure double glazed window, ceramic wash hand basin set into marble counter top with cupboard under, tiled splash back.

### MAIN RECEPTION/LIVING ROOM

Dual aspect with uPVC double glazed window overlooking the front aspect and approach, further uPVC double glazed window to side aspect. Stairs rising to upper floor. Under stairs recess with bespoke fitted cupboards and deep display shelving. Open through to...





## KITCHEN/DINING ROOM

**KITCHEN AREA:** Recently installed Doug Farleigh kitchen, comprehensive range of cupboard and drawer base units under quartz work surfaces with cut in drainer and sunken stainless steel sink unit with mixer tap over, integrated washing machine, sliding refuse drawer, dishwasher, soft closing drawers, corner carousel unit, larder style unit housing a double electric oven with hide and slide door, second combination electric oven/microwave, integrated fridge and freezer, corresponding eye level units with under counter lighting, induction hob with concealed extractor hood over, under counter lighting, recessed spotlighting, uPVC double glazed window overlooking the enclosed rear gardens, tiled flooring throughout the kitchen/dining area. **DINING AREA:** Dresser unit, space for table and chairs, continuation of tiled flooring, door to useful under stairs storage cupboard, uPVC double glazed French patio doors with inset blinds with outlook and giving access onto the rear gardens.

from the reception room, stairs with attractive oak balustrading leading to a...

## FIRST FLOOR LANDING

uPVC obscure double glazed window, hatch and access to fully boarded loft space with lighting and power supply. Doors to...

## AIRING CUPBOARD

Deep airing cupboard with wall hung Glow Worm gas boiler providing the domestic hot water supply and gas central heating throughout the property, fitted slatted shelving.

## BEDROOM ONE

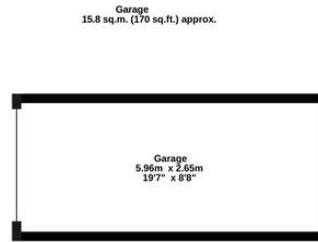
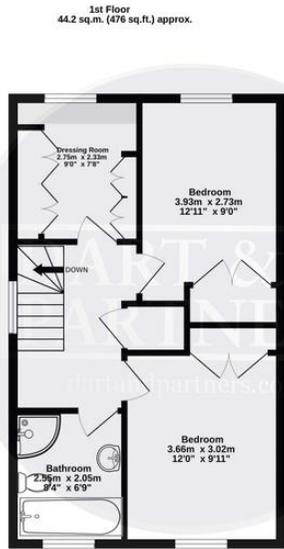
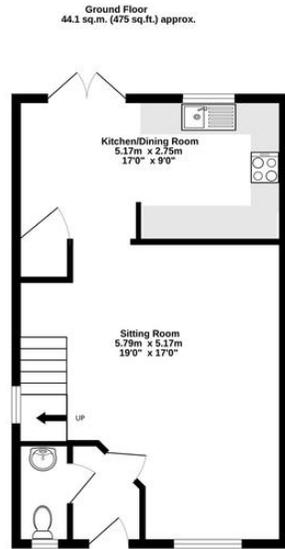
uPVC double glazed window overlooking the front aspect with views of the big hill, radiator. Double doors to built in wardrobes with hanging rails and fitted shelving.

## BEDROOM TWO

uPVC double glazed window overlooking the rear aspect with outlook across the rear garden and with distant rural views, radiator. Double doors to built in wardrobes with hanging rail and fitted shelving.

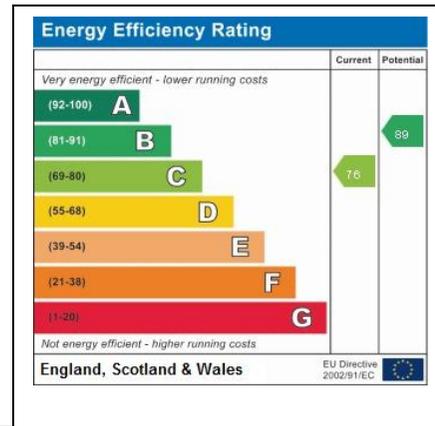
## BEDROOM THREE

Currently configured as a dressing room with a comprehensive range of fitted wardrobes, dressing table and drawer units, uPVC double glazed window with similar aspect to bedroom two.



**TOTAL FLOOR AREA : 104.1 sq.m. (1120 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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## BATHROOM

A luxury bathroom with fully tiled floor and walls, double ended bath with centralised mixer tap and shower attachment, wall hung wash hand basin, WC with concealed plumbing, shower cubicle with sliding glazed door and screen, fitted shower, recessed spotlighting, fitted extractor, uPVC obscure double glazed window, ladder style towel rail/radiator, shaver socket, mirror fronted medicine cabinet with lighting over.

## OUTSIDE

The property is approached across attractive block paved driveway providing **OFF ROAD PARKING** for two vehicles. Gated access through to the gardens. From the driveway there is access to the main entrance. To the rear, accessed via the kitchen dining room through the patio doors, there is a delightful fully enclosed south facing low maintenance garden. The rear gardens have been superbly landscaped with well stocked and tended flower/shrub beds, There is a circular paved feature with brickwork surround with pathways leading to the lower garden. Further gated access to the rear. Courtesy lighting, power and water supply. Feature brick arches and gates through to the side passage and rear. Additional block paved area providing third parking space.

## GARAGE

5.96 m / 19'7" in length. With electronically operated up and over door. Power, lighting, fitted shelving and appliance spaces.

**MATERIAL INFORMATION** - Subject to legal verification

Freehold

Council Tax Band C



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