



- DETACHED BUNGALOW IN HIGHLY FAVOURED VILLAGE
- NO ONWARD CHAIN
- SITTING ROOM/LOUNGE ENJOYING RIVER AND RURAL VIEWS
- KITCHEN AND LARGE CONSERVATORY OVERLOOKING REAR GARDENS
- TWO DOUBLE BEDROOMS, BATHROOM
- DOUBLE DRIVEWAY, GARAGE AND WORKSHOP
- FRONT AND REAR GARDENS
- IN NEED OF SOME MODERNISATION

Bishops Avenue, Bishopsteignton, TQ14 9RA

£350,000

A detached bungalow at the upper end of Bishops Avenue with double driveway and garage, front and rear gardens and enjoying views of the river Teign estuary and surrounding countryside. In need of some refurbishment/modernisation. The accommodation briefly comprises; sitting room/lounge, kitchen, conservatory, two double bedrooms, bathroom. Offered with vacant possession.



Property Description

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.

Recessed entrance with courtesy lighting to an obscure double glazed entrance door with corresponding side panel into...

ENTRANCE HALLWAY

Hatch and access to loft space, radiator, door to cloaks cupboard, door to linen cupboard with radiator and slatted shelving. Doors to...



SITTING ROOM/LOUNGE

Dual aspect with uPVC double glazed windows overlooking the front and side aspect with pleasant outlook across the front gardens, views over neighbouring properties into the river Teign estuary and open farmland beyond. Radiator, feature fireplace with inset coal effect gas fire.

KITCHEN

Range of cupboard and drawer base units under laminate rolled edge work surfaces, tiled splash backs with under counter appliance spaces, one and a half bowl drainer sink unit with mixer tap over, corresponding eye level units, wall hung Vaillant gas boiler providing the domestic hot water



supply and gas central heating throughout the property, uPVC double glazed window to side aspect with far reaching rural view, window and door with outlook and giving access into the **CONSERVATORY**. Door to larder with fitted shelving.

CONSERVATORY

Of brick and uPVC construction overlooking the enclosed rear gardens, uPVC double glazed door giving access onto the patio. Plumbing for washing machine, power and lighting.

BEDROOM ONE

uPVC double glazed window overlooking the front aspect, radiator, range of fitted bedroom furniture. Door to built in wardrobe with hanging rail and fitted shelving.

BEDROOM TWO

uPVC double glazed window to rear aspect, radiator. Door to built in wardrobe with fitted shelving.

BATHROOM

Walls tiled to most part, radiator, uPVC obscure double glazed window, suite comprising low level WC, pedestal wash hand basin, panelled handled bath with fitted Mira shower.

OUTSIDE

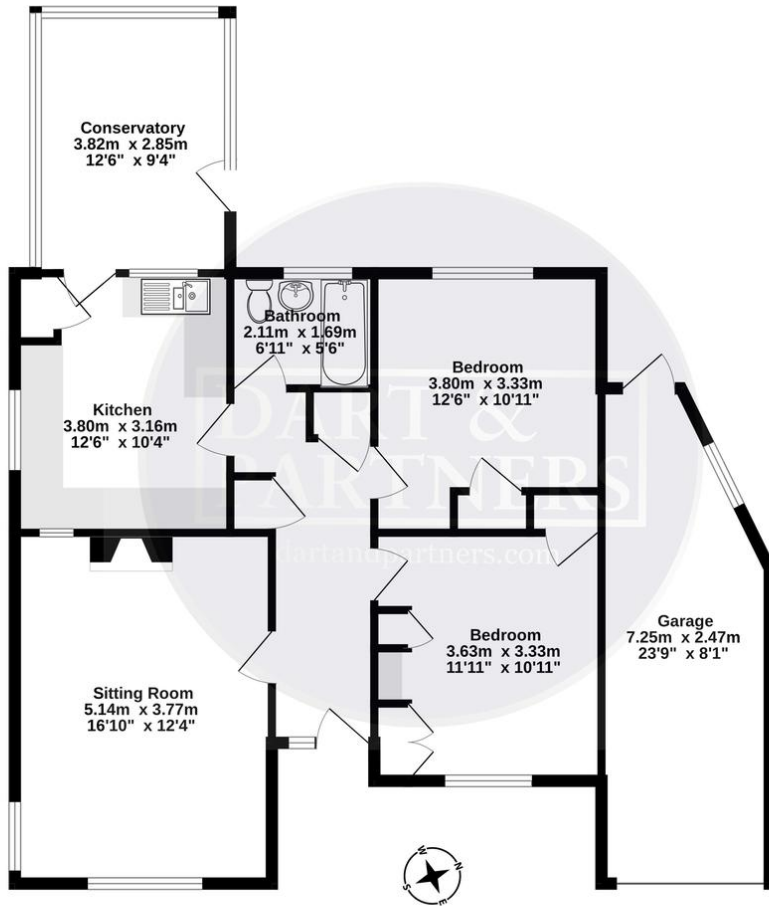
The front of the property is accessed over concrete double width driveway providing **OFF ROAD PARKING** and leading to an **ATTACHED GARAGE**. From the driveway there is a path and gated access which leads to the rear of the bungalow. From the driveway a pathway extends to the main entrance with an additional access to the side and rear gardens. The front gardens are open, predominantly lawned with shrub beds, ornamental pond and rockery style planters. To the rear of the bungalow is a level garden consisting of paved patio/seating area, two greenhouses, vegetable beds with interspersed pathways.

GARAGE AND WORKSHOP

Metal up and over door, power and lighting. to the rear of the garage is a small workshop/store room. Window and courtyes door to rear.



Ground Floor
95.2 sq.m. (1025 sq.ft.) approx.



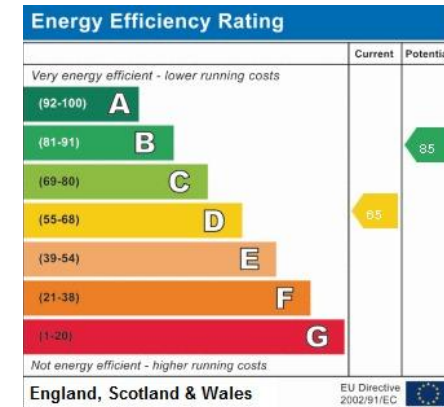
TOTAL FLOOR AREA : 95.2 sq.m. (1025 sq.ft.) approx.

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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MATERIAL INFORMATION - Subject to legal verification

Freehold
Council Tax Band D



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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