



14 Grandison Avenue, Bishopsteignton, TQ14 9SP

Guide Price £675,000 Freehold

Beautifully Extended Detached Dormer Bungalow • Currently Arranged as Four Bedroom Home • Stunning Estuary Views • Exceptionally Versatile Accommodation • Bathroom & Two Additional Shower Rooms • Large Kitchen/Diner/Bar Area • Separate Lounge With Stunning Views • South Facing Balcony With Estuary Views • Driveway Parking • Garage

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This beautifully presented detached dormer bungalow has been extended and improved to a high standard by the current owners, with the addition of two bedrooms to the first floor, a garden/occasional room at the lower level and a lovely large kitchen/diner with a breakfast bar area opening to a south facing balcony with stunning estuary views towards Dartmoor. The property is beautifully finished with light, neutral decor, oak doors and handrails and wooden flooring throughout. Stepping in to the spacious and bright entrance hallway with neutral decor and wooden flooring there is a window to the side and stairs ascend to the first floor. There are doors off to the principal rooms and there is a useful storage cupboard with hanging and shelving. The living room boasts fantastic estuary and rural views towards Dartmoor and has a fireplace with granite hearth with built in bespoke storage at either side. Stairs lead down to the lower level where there is a garden/occasional room with French doors directly accessing the garden. This additional versatile area on the lower level has plentiful storage with 3 built in wardrobes with glass sliding doors providing ample hanging and shelving. It also enjoys it's own en suite facility with shower, wash hand basin and low level dual flush WC.

A further storage cupboard at this lower level houses the boiler. The impressive kitchen/diner with wooden flooring is a great sociable space with French doors fully opening to a south facing balcony. The kitchen overlooks the rear garden and enjoys beautiful estuary views and is fitted with a range of dove grey base and wall units with quartz worktop and matching upstand. Integrated appliances include two electric ovens, four ring induction hob with extractor above, larder fridge and larder freezer, dishwasher and integrated eye level microwave. The kitchen is beautifully finished with undermount sink, groove cut drainer, ceiling spotlights and under cupboard lighting. The dining area incorporates a matching breakfast bar area with the same quartz worktop and complementary Navy wood units with a wet bar undermount sink and integrated wine cooler. There is ample room for dining furniture in this lovely area which looks out across the balcony with stunning views over the estuary. There are two further versatile rooms with continuation of wooden flooring on the ground floor overlooking the front of the property, one of which is currently used as an office and the other as an occasional/guest room.

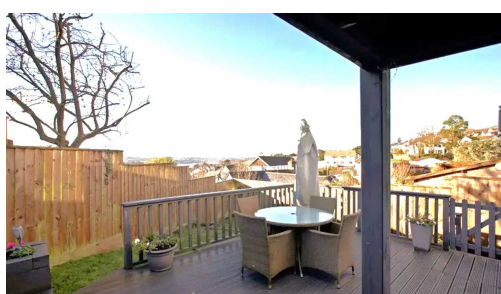
A good sized shower room with ceiling spotlights serves the ground floor with large shower cubicle with rainfall shower, low level dual flush WC and wash hand basin set in counter with storage below. There is an obscure glazed window to the front.

Ascending the stairs to the first floor, there is a good sized landing with ceiling spotlights, eaves storage and a Velux window allowing natural light to fill the area. There are two bedrooms on the first floor. The master bedroom, with ceiling spotlights, gives fantastic far reaching estuary views and has plentiful built in storage with hanging and shelving and a further bedroom, again with ceiling spotlights and Velux windows, gives the same beautiful views and has built in storage as well as further eaves storage.

The family bathroom on the first floor comprises free standing bath, separate large shower cubicle with rainfall shower, low level dual flush WC and wash hand basin set in counter with storage below. There are ceiling



The property sits on a generous corner plot with a low wall boundary. A wrought iron gate accesses the front path laid with composite decking to the front door and extends to the sides of the property. At one side a wrought iron gate gives access to the side and rear of the house. To the other side is driveway parking for 2 cars in front of the detached garage. A good sized area of garden to the side has established tree boundary with an area currently used for children's play equipment and wraps around to join the rear garden.

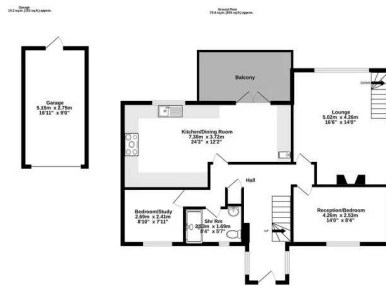
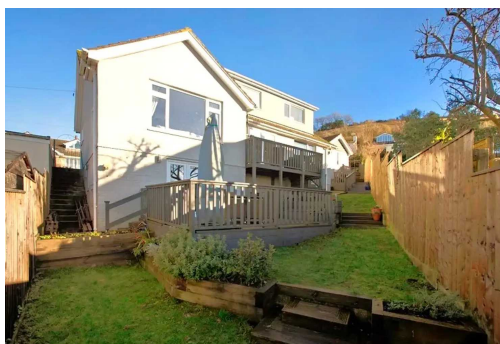


The rear garden enjoys a south facing balcony from the kitchen with a further decked terrace in the garden below accessed from the lower level. There is a gently sloping lawn with fence boundary. The front and sides of the property can be accessed from the rear garden. There is a courtesy door accessing the garage from the rear garden.

MEASUREMENTS: Ground Floor – Lounge 16' 6" x 14' (5.02m x 4.26m), Kitchen/Diner 24' 3" x 12' 2" (7.38m x 3.72m), Reception/Bedroom 14' x 8' 4" (4.26m x 2.53m), Study/Bedroom 8' 10" x 7' 11" (2.69m x 2.41m), Shower Room 8' 4" x 5' 7" (2.53m x 1.69m). **Lower Ground Floor** – Garden Room 13' 2" x 12' 4" (4m x 3.75m), Shower Room 8' 1" x 3' 5" (2.45m x 1.05m). **First Floor** – Bedroom 11' 9" x 9' (3.59m x 2.74m), Bedroom 12' 4" x 12' (3.77m x 3.65m), Bathroom 10' 9" x 6' 10" (3.27m x 2.09m). Garage 16' 11" x 9' (5.15m x 2.75m)



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TOTAL FLOOR AREA - 151.6 sq.m. (1632 sq.ft.) approx.
 Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-measurement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		

