



- DETACHED BUNGALOW IN FAVOURED RESIDENTIAL LOCATION
- CLOSE TO THE COOMBE VALLEY NATURE RESERVE AND WITH EXTENSIVE RURAL VIEWS
- SITTING ROOM/LOUNGE OPENING TO BALCONY
- KITCHEN, TWO DOUBLE BEDROOMS, SHOWER ROOM
- UNDER HOUSE GARDEN ROOM/STORE ROOM
- FRONT AND REAR GARDENS
- GARAGE IN NEARBY BLOCK
- UPVC DOUBLE GLAZING, GAS CENTRAL HEATING

Higher Coombe Drive, Teignmouth, TQ14 9LH

£225,000

Detached bungalow in favoured residential location. The accommodation briefly comprises, sitting room/lounge, balcony, kitchen, two double bedrooms, shower room, large under house garden/store room, front and rear gardens, extensive rural views. Gas central heating and double glazing. GARAGE IN NEARBY BLOCK.





## Property Description

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uPVC obscure double glazed entrance door into...

### ENTRANCE HALLWAY

Radiator, hatch and access to loft space. Doors to...

### SITTING ROOM/LOUNGE

Dual aspect, uPVC double glazed window with far reaching rural views towards Dartmoor and across the nearby Coombe Valley nature reserve, rural Bishopsteignton and towards Haldon moor. There is also a uPVC double glazed sliding patio doors overlooking the rear gardens and giving access onto a BALCONY. The aforementioned rural views are enjoyed both from the sitting room/lounge and from the balcony. Radiator, tiled fireplace with tiled hearth and mantle over, inset electric fire. Door to storage cupboard.

### BALCONY

Decked balcony with timber balustrading enjoying a pleasant outlook over the gardens and enjoying rural views.

### KITCHEN

Range of cupboard and drawer base units under laminate rolled edge work surfaces, integrated four ring gas hob, electric double oven, corner display shelving, stainless steel twin sink unit with mixer tap over, plumbing for washing machine, further appliance space,







wall mounted gas boiler providing the domestic hot water supply and gas central heating throughout the property, high level store cupboard, uPVC double glazed window, obscure double glazed door giving access to side pathway, uPVC double glazed window with views in a south westerly direction over rolling hills towards Dartmoor.

#### **BEDROOM ONE**

uPVC double glazed window overlooking the front gardens and pedestrian approach. Radiator.

#### **BEDROOM TWO**

uPVC double glazed window with similar views to bedroom one, uPVC double glazed window to side aspect, radiator.



#### **SHOWER ROOM**

Tiled walls, wash hand basin, WC, uPVC obscure double glazed window, doors to linen cupboard, radiator, shower cubicle with glazed sliding door/screen, fitted shower.

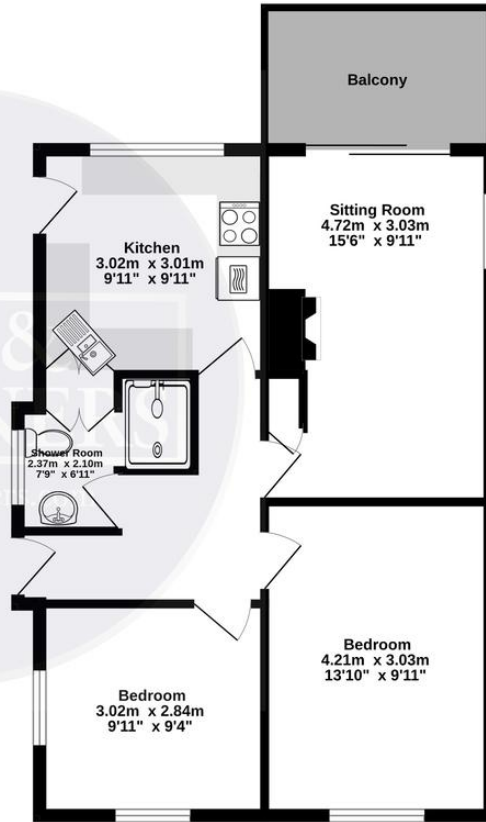
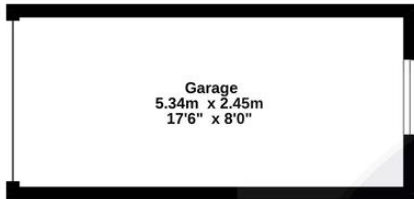
#### **OUTSIDE**

There is pedestrian access from Higher Coombe Drive. The front gardens are terraced and gravelled with ease of maintenance in mind, with a paved pathway leading to the main entrance. A short flight of steps leads down to the rear gardens which are south facing and enjoy the passage of the sun throughout the day. the rear gardens are well stocked and tended with paved pathways which lead to a paved patio/seating area with rural views. Natural hedgerow borders. Door to large under house storage with power and lighting and providing extensive storage. Window overlooking the gardens.



Garage  
13.1 sq.m. (141 sq.ft.) approx.

Ground Floor  
54.1 sq.m. (582 sq.ft.) approx.



TOTAL FLOOR AREA : 67.2 sq.m. (723 sq.ft.) approx.

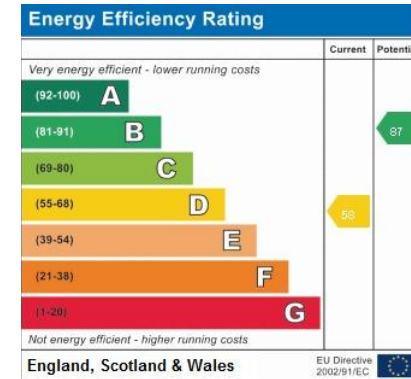
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## GARAGE

Situated in a nearby block with recently fitted metal up and over door, uPVC obscure double glazed window to rear.

MATERIAL INFORMATION - Subject to legal verification

Freehold  
Council Tax Band C



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