



- DETACHED BUNGALOW IN FAVOURED ESTUARY VILLAGE LOCATION
- LOUNGE WITH VIEWS INTO THE RIVER TEIGN AND OPEN FARMLAND BEYOND
- DINING ROOM, SUN TERRACE ENJOYING RIVER VIEWS
- DUAL ASPECT KITCHEN
- TWO DOUBLE BEDROOMS
- BATHROOM, SEPARATE WC
- APPEALING GARDENS TO FRONT, SIDE AND REAR
- SUMMER HOUSE/BAR, UNDER HOUSE AREA/GARDEN ROOM

Grandison Avenue, Bishopsteignton, TQ14 9SP

£375,000

An opportunity to purchase a detached bungalow located in a highly regarded and sought after residential location in the popular estuary village of Bishopsteignton with delightful views to the river Teign estuary and open farmland beyond. The detached property has a garage, off road parking, appealing gardens to the front, side and rear with a detached summer house/bar. The accommodation briefly comprises; lounge, dining room, kitchen, two double bedrooms, bathroom, separate WC, sun terrace, large under house area/garden room.



Property Description

Recessed entrance to the main entrance door with obscure glazed side panel into...

ENTRANCE HALLWAY

Radiator, hatch and access to loft space, door to linen cupboard with slatted shelving and high level storage over. Doors to...

LOUNGE

Dual aspect with uPVC double glazed window to side and uPVC double glazed window with pleasant views across the enclosed rear gardens, over neighbouring properties and into the nearby river Teign estuary and over open farmland beyond. Radiator, fireplace with gas coal effect fire. Feature arch through to...

DINING ROOM

Radiator, multi-paned obscure glazed window inter-connecting to the hallway, uPVC double glazed sliding patio doors with outlook and giving access onto a rear sun terrace.

SUN TERRACE

Power point, electronically operated awning, timber balustrading. views across the rear gardens into the nearby river Teign estuary and rolling hills. From the sun terrace there is access to the remainder of the rear gardens.



KITCHEN

Comprehensive range of cathedral style cupboard and drawer base units under laminate rolled edge work surfaces with attractive tiled splash backs, one and a half bowl drainer sink unit with mixer tap over, four ring gas hob, concealed extractor over, integrated wine rack, dishwasher, larder style unit housing a electric Stoves double oven, space for upright fridge freezer, corresponding eye level units with under counter lighting, glazed fronted display cabinet., quarry tiled flooring, recessed spot lighting, radiator, dual aspect with uPVC double glazed window to side aspect, uPVC double glazed window overlooking the front aspect with views over open farmland.



BEDROOM ONE

uPVC double glazed window to rear aspect enjoying the river and rural views, range of fitted bedroom furniture including wardrobes, chest of drawers, dressing table, bedside cabinets with glazed display shelving and overhead bridge storage.

BEDROOM TWO

uPVC double glazed window overlooking the front aspect and approach, radiator.

WC

uPVC obscure double glazed window, low level WC.

BATHROOM

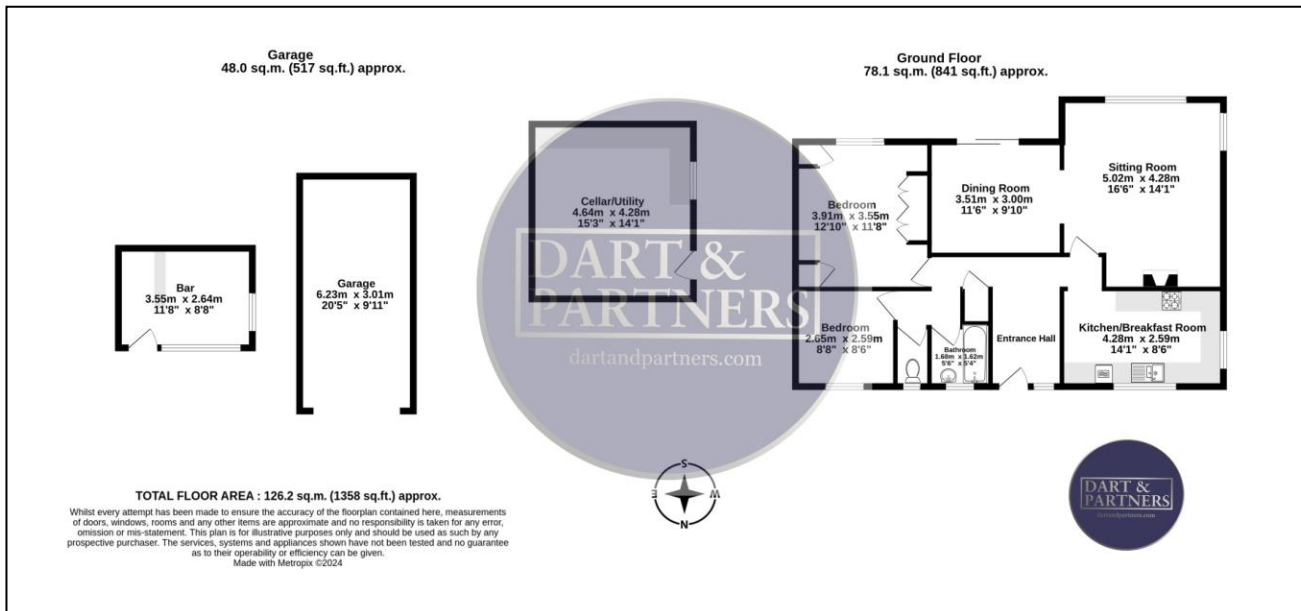
Bath with mixer tap and shower attachment over in addition to a fitted rain shower, pedestal wash hand basin, radiator, fully tiled walls, shaver light and socket, uPVC obscure double glazed window.



OUTSIDE

The property is approached through gated access onto a sloping driveway leading to a detached garage. Steps lead down to a pathway with gated access to the rear gardens and extending along the front gardens to the main entrance. The front gardens have been beautifully landscaped with an area of level lawn and rockery style well stocked and tended shrub beds. The path continues to the side of the property with external power supply and water supply, to a side garden, lawned with well established flower bed borders. A door gives access to a large UNDER HOUSE WORKSHOP/GARDEN ROOM, currently used as a utility with uPVC double glazed window to side aspect, wall hung Worcester gas boiler providing the domestic hot water supply and gas central heating throughout the property, range of cupboard and drawer base units under counter tops, corresponding wall units, one and a half bowl stainless steel sink unit with mixer tap over, plumbing for washing machine, space for tumble dryer. Hatch giving access to additional storage space. The pathway continues to the rear garden which is gently tiered with areas of formal level lawns with natural hedgerow borders, inset well stocked flower beds. Garden shed, greenhouse, attractive pergola. Steps to the sun terrace. Detached summer house/studio, currently in use as a





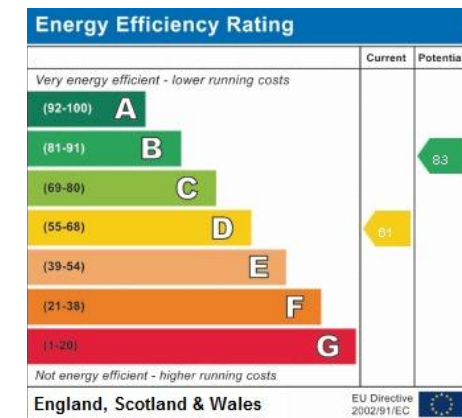
recreational bar. Windows overlooking the gardens and with views to the Teign estuary and beyond. Fitted bar, power, lighting, pull out double bed.

GAR AGE

Detached garage with metal up and over door, courtesy lighting.

MATERIAL INFORMATION - Subject to legal verification

Freehold
Council Tax Band D



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