



7 Grange Park, Bishopsteignton, TQ14 9TS

Offers over £425,000 Freehold

Detached Bungalow • Two Double Bedrooms • Lovely Views Over Happy Valley Across to Teign Estuary • Lounge & Separate Dining Room • Conservatory & Separate Utility Opening To Garden • Modern Kitchen • Bathroom • Additional WC • Driveway Parking & Garage with Light & Power • Workshop with Light & Power

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Stepping through the enclosed porch entering the bright entrance hall, there is access to the loft space, a useful storage cupboard housing the hot water cylinder and doors off to the principal rooms.

The lounge is a bright and airy room with a large window overlooking the front of the property and there is a feature fireplace housing a gas fire.

The tasteful modern kitchen with wood effect flooring is fitted with gloss wall and base units with work top and tiled splash back and has a window overlooking the front. There is a built in storage cupboard with shelving, an integrated eye level double electric oven and grill, four ring gas hob and space for a fridge freezer.

An arch flows through to the separate dining room, also overlooking the front which has sliding doors through to the generous utility area with tiled flooring and tilt and turn windows with doors to the rear garden.

The utility room affords ample space for further appliances and has plumbing for a washing machine. A door from the utility room opens to a useful separate WC with wall hung wash hand basin.

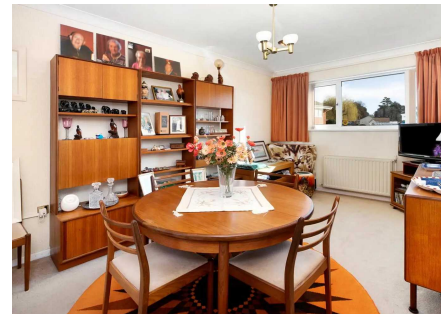
Two double bedrooms have a lovely rear aspect with unspoilt rural views over Happy Valley and out across the Teign Estuary. One of the bedrooms opens to a conservatory with tilt and turn windows and doors accessing the rear garden.

The bathroom comprises bath with mixer tap and shower attachment, electric shower over with shower curtain, wash hand basin in vanity with storage below and WC. There is an obscure glazed window to the side, extractor and bathroom cabinet.

The property is protected with a maintained alarm system.

An attractive level resin driveway provides ample parking approaching the garage with an up and over door and separate entrance to the workshop. There is a good size area of level lawn with a resin path around one side of the property giving level access to the rear garden through a gate at the side. The workshop, which has a workbench with vice, shelving and light and power has an obscure glazed door to enter at the side of the garage with a further door at the rear of the workshop accessing the rear garden.

The rear garden enjoys a generous level lawn with low wall boundary and established hedges and backs on to the unspoilt Happy Valley providing a peaceful setting with beautiful views and accompanying birdsong. A resin pathway with a seating area large enough for garden furniture overlooks Happy Valley towards the Estuary. The generous garden also has a resin area of hardstanding housing a garden shed and there is an outside electric point and outside tap.



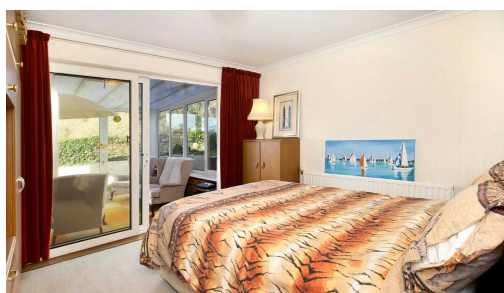
Tenure: Freehold

Energy Performance Rating - C

Council Tax Band D - £2,238.22

Mains Services: Gas, Electric & Water

Broadband Speed - Ultrafast 1000 Mbps (According to OFCOM)



MEASUREMENTS:

Lounge 15' x 12' 11" (4.57m x 3.93m),

Dining Room 16' 1" x 10' 2" (4.91m x 3.11m),

Kitchen 16' 1" x 8' (4.91m x 2.44m), Utility 14' 10" x 10' 2" (4.51m x 3.11m), WC 6' 9" x 3' 10" (2.06m x 1.16m),

Bedroom 12' 11" x 11' 8" (3.94m x 3.55m),

Bedroom 12' 11" x 11' 4" (3.94m x 3.46m),

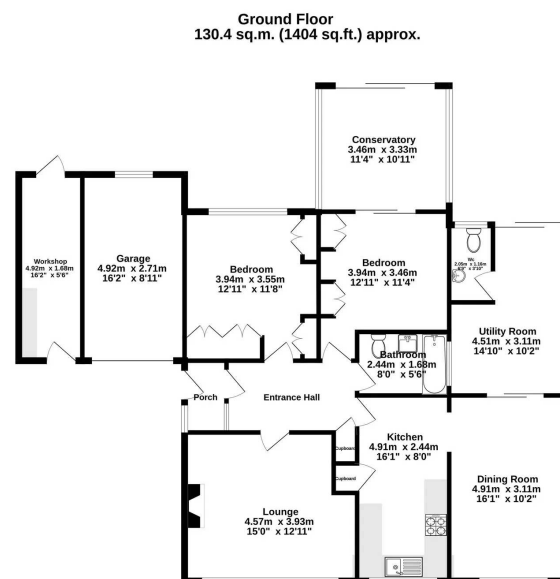
Conservatory 11' 4" x 10' 11" (3.46m x 3.33m),

Bathroom 8' x 5' 6" (2.44m x 1.68m),

Garage 16' 2" x 8' 11" (4.92m x 2.71m), Workshop 16' 2" x 5' 6" (4.92m x 1.68m)



Bishopsteignton is a desirable estuary village with many local amenities including a school, pubs, churches, pharmacy, brewery, post office, shop and small hotel. The coastal town of Teignmouth is approx 2 miles to the east with its sandy beaches and Pier. Mainline rail services are available in Newton Abbot and Teignmouth. The A380 dual carriageway linking Torbay to the south with Exeter and the M5 to the north is accessible within approx 2 miles of the village.



TOTAL FLOOR AREA: 130.4 sq.m. (1404 sq.ft.) approx.
While every effort has been made to ensure the accuracy of the floor plan, measurements of plots, buildings, roads and other areas are approximate and not intended to be used as a basis for any professional purposes. The plan is for general guidance only and should be used in conjunction with the information provided in the brochure. The plan is not intended to be used as a basis for any professional purposes. The plan is for general guidance only and should be used in conjunction with the information provided in the brochure. The plan is not intended to be used as a basis for any professional purposes. The plan is for general guidance only and should be used in conjunction with the information provided in the brochure.

