



- DETACHED REFURBISHED BUNGALOW IN EXCELLENT ORDER THROUGHOUT
- ENTRANCE PORCH, SITTING ROOM/LOUNGE
- MODERN OPEN PLAN EXTENSIVELY FITTED KITCHEN WITH INTEGRATED APPLIANCES
- BREAKFAST BAR, DINING AREA, UNDER FLOOR HEATING
- ACCESS TO BALCONY/SUN TERRACE WITH RURAL AND ESTUARY VIEWS
- TWO DOUBLE BEDROOMS, LUXURY FITTED BATHROOM
- PARKING, ATTRACTIVE GARDENS
- UNDER HOUSE AREA WITH POTENTIAL FOR ADDITIONAL ACCOMMODATION

Higher Coombe Drive, Teignmouth, TQ14 9LR

Guide £325,000

A detached bungalow having undergone a comprehensive program of modernisation/refurbishment offered in excellent decorative order both internally and externally. The internal accommodation comprises; An entrance porch accessing a superb kitchen/reception room with high quality modern fitted kitchen and integrated appliances, under floor heating, breakfast bar, estuary and rural views. From the dining area there is access onto an enclosed balcony/sun terrace with panoramic views. There is a separate reception room, two double bedrooms, and a luxury bathroom. Outside there is a double parking bay and attractive, well maintained gardens. Large under house room which could provide additional accommodation.



Property Description

uPVC double glazed entrance door into...

ENTRANCE PORCH

uPVC double glazed window overlooking the rear aspect enjoying far reaching rural views, wall hung Blyss electric heater. Door through to...

A SUPERB OPEN PLAN KITCHEN/RECEPTION AREA

Recently fitted KITCHEN with an extensive range of high gloss cupboard and drawer base units, integrated dishwasher, Blanco single drainer sink unit with mixer tap over, induction hob with glazed splash back and extractor hood over, counter-tops, larder style unit with integrated fridge and freezer, sliding drawers, brushed chrome electric double oven, recessed spotlighting, under floor heating, uPVC double glazed window enjoying panoramic views from Haldon moor, across the Coombe Valley nature reserve towards rural Bishopsteignton, along the valley into the river Teign estuary taking in Shaldon, Ringmore and open farmland beyond. DINING AREA with space for table and chairs. Continuation of recessed spotlighting and under floor heating, breakfast bar, uPVC double glazed sliding patio doors enjoying the aforementioned views and with access onto an enclosed **BALCONY/SUN TERRACE**.

BALCONY/SUN TERRACE

With timber balustrading and steps down to the side garden. The terrace enjoys the passage of the sun throughout the day with superb views into the river Teign estuary, Shaldon and open farmland, across west Teignmouth to the Coombe Valley nature reserve and extending to Haldon moor. Courtesy lighting.

From the kitchen/reception there is an **INNER HALLWAY** with hatch and access to loft space and doors to...

SITTING ROOM/LOUNGE

uPVC double glazed window overlooking the side gardens, radiator.





BEDROOM

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

BEDROOM

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

LUXURY FAMILY BATHROOM

Tiled shower cubicle with glazed shower screen and multi-function shower, low level WC, double ended bath with free-standing mixer tap and shower attachment, circular ceramic wash hand basin set into vanity unit, tiled floor, recessed spotlighting, uPVC smoked double glazed window. ladder style towel rail/radiator, fitted extractor, feature tiled wall with recessed tiled shelving.



OUTSIDE

To the front of the property is a brick paved **DOUBLE PARKING BAY** with courtesy lighting. Gated access to the front gardens which have been designed with ease of maintenance in mind with raised retained gravel beds with sleeper borders and divided by a paved pathway which leads to the main entrance. The paving continues across the front of the property to a side garden which has a gently sloping lawn with steps onto a paved patio/seating area with raised retained gravel/flower bed, enjoying the afternoon and evening sun and with a pleasant rural backdrop. External water and power supply. Access onto the rear sun terrace.

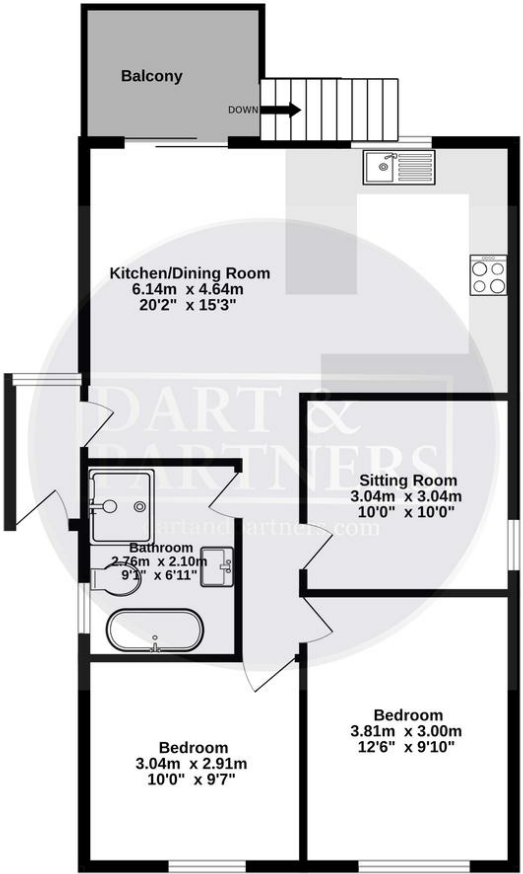


The main entrance has courtesy lighting, attractive balustrading and a gate with paved steps leads to the enclosed rear gardens. Cover storage area. Door giving access to a large **UNDER HOUSE ROOM** with window, wall hung Ideal gas boiler providing the domestic hot water supply and gas central heating throughout the property, plumbing for washing machine, power and lighting.

Agents note: Similar properties within the locality have incorporated the under house room into additional accommodation.

Freehold
Council Tax Band C

Ground Floor
67.8 sq.m. (729 sq.ft.) approx.



TOTAL FLOOR AREA : 67.8 sq.m. (729 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	81	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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