



- DETACHED BUNGALOW WITH RIVER AND RURAL VIEWS
- SITUATED IN HIGHLY SOUGHT AFTER ESTAURY VILLAGE
- IN IMMACULATE ORDER THROUGHOUT
- MAIN RECEPTION/SITTING ROOM WITH RIVER AND RURAL VIEWS
- MODERN FITTED KITCHEN AND BREAKFAST/DINING AREA
- THREE BEDROOMS ONE WITH EN-SUITE
- RECENTLY RE-FITTED SHOWER ROOM AND CLOAKROOM WC
- BEAUTIFULLY LANDSCAPED GARDENS, PARKING AND GARAGE

## Grange Park, Bishopsteignton, TQ14 9TS

Guide Price £550,000

An outstanding detached bungalow with views to the river Teign estuary and adjoining farmland standing in beautifully landscaped gardens on the highly sought after Grange Park development. The bungalow is offered in immaculate decorative order both internally and externally and has been subject to numerous improvements over recent years with a recently installed kitchen with high end appliances, newly re-fitted bathroom, shower and cloakroom. The property briefly comprises; entrance vestibule and hall, main reception with bay window enjoying river and rural views, modern kitchen dining room, three bedrooms with one en-suite, modern shower room and cloakroom, beautiful gardens, parking and garage.



## Property Description

Bishopsteignton is a desirable village with a strong sense of community, being set above and beside the beautiful Teign Estuary. The village has many local amenities to include a post office/store, a chemist, a garden centre, a church, a village hall, two public houses, a local real ale brewery, a vineyard and the Cockhaven Arms. Additionally there is a well-regarded primary school. The seaside town of Teignmouth is around 2 miles away, with its promenade having a classic Georgian crescent, a sandy beach and a wide range of shops and amenities to include, a mainline railway station, a secondary school, Trinity School offering private education and many cafes and restaurants etc. The estuary offers good boating opportunities and Teignmouth golf course is only 2-miles away. Good accessibility is enjoyed to the A380, making for a fast commute to the cathedral city and county town of Exeter with its International Airport and University.

An attractive tiled and canopied pathway to an obscure double glazed entrance door with corresponding side panel courtesy lighting through to...

### ENTRANCE VESTIBULE

Glazed door with matching side screen into...

### ENTRANCE HALL

A wide entrance hall with feature archways, recessed spotlighting, radiator. Door to cloaks/store cupboard. Doors leading to...

### MAIN RECEPTION

uPVC double glazed bay window overlooking the front gardens and approach with pleasant views extending across Grange Park through to the nearby river Teign estuary, into nearby woodland and open farmland beyond extending to Dartmoor. Two radiators, feature fireplace with inset gas coal effect fire with mantle over.

### KITCHEN/DINING ROOM

**KITCHEN AREA:** Modern fitted kitchen with range of cupboard and drawer base units under laminate counter tops, one and a half bowl stainless steel drainer sink unit with mixer tap over, space for dishwasher, Neff ceramic induction hob with Neff extractor over, tiled splash back, larder style unit, Neff double oven, space for upright fridge freezer, sliding drawer unit, corresponding eye level units with one housing a wall hung Ideal gas combi boiler (recently fitted) providing the domestic hot water





and central heating throughout the bungalow, plumbing for washing machine, further under counter appliance space, uPVC double glazed window and door with outlook and giving access onto the rear gardens. **DINING/BREAKFAST AREA:** uPVC double glazed window to side aspect, radiator, space for table and chairs, recessed spotlighting.

#### BEDROOM ONE

uPVC double glazed window overlooking the enclosed rear gardens, radiator. Door through to a recently re-fitted en-suite bathroom.

#### EN-SUITE BATHROOM

Bath with mixer tap and shower attachment over, glazed shower screen, wash hand basin, WC, obscure double glazed window, shaver socket, fitted mirror, ladder style towel rail/radiator, fully tiled walls. Doors to full height deep linen cupboard with slatted shelving.



#### BEDROOM

uPVC double glazed window overlooking the front gardens and approach enjoying the aforementioned rural views into nearby woods and farmland extending to the river Teign estuary and beyond to Dartmoor. Radiator.

#### SHOWER ROOM

Recently re-fitted with fully tiled walls and floor. recessed spotlighting fitted extractor, fitted shower, glazed 180 degree folding shower screen.

#### CLOAKROOM

Recently installed with pedestal wash hand basin, low level WC, ladder style towel rail/radiator, uPVC obscure double glazed window, shaver socket.

#### BEDROOM THREE/GARDEN ROOM

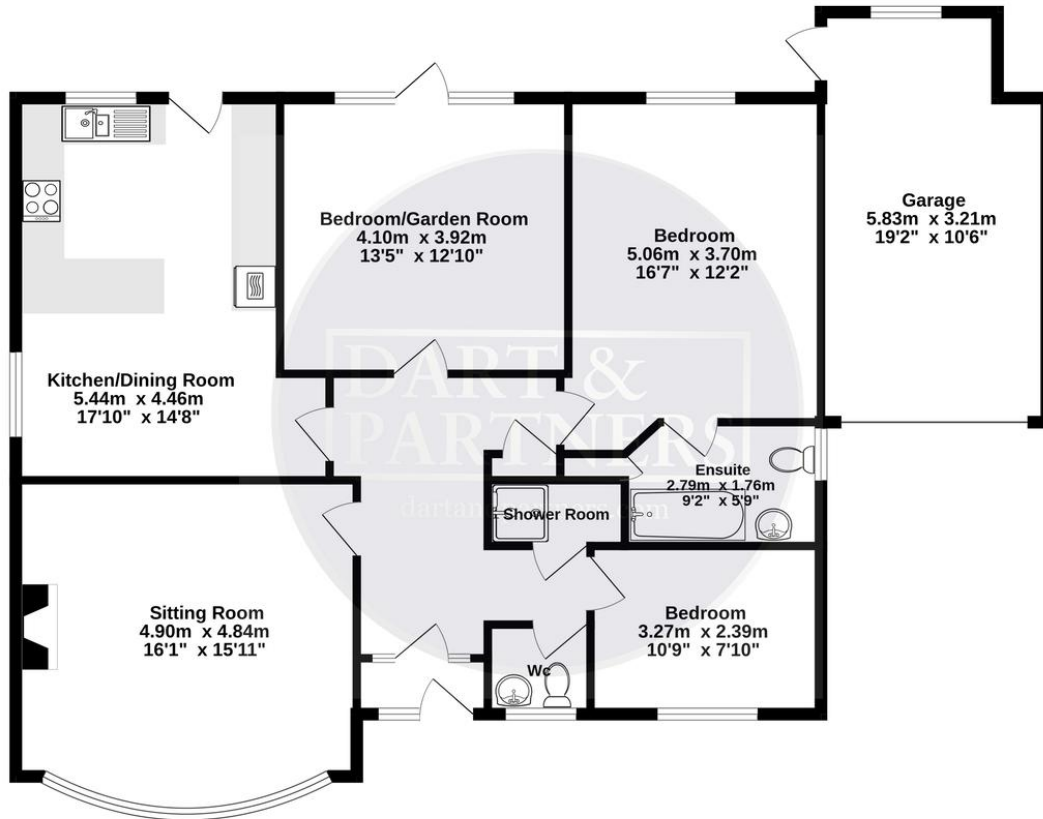
Double glazed windows and door enjoying an outlook and with access onto the rear patio and gardens, radiator.

#### OUTSIDE

The property is approached over a brick paved driveway leading to the **GARAGE** and providing **OFF ROAD PARKING** for up to four cars. The front garden is designed with ease of maintenance in mind. Large gravel bed with a variety of interspersed shrubs, trees and palms. Tiled and canopied pathway leading to the main entrance. Gated access to both sides of the bungalow which in turn lead to the rear gardens. The rear gardens are a particular



**Ground Floor**  
**123.3 sq.m. (1327 sq.ft.) approx.**



TOTAL FLOOR AREA : 123.3 sq.m (1327 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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feature of the property and are accessed via the kitchen dining room and via the garden room/bedroom three with immediate access onto a paved patio/seating area with electronically operated awning. Courtesy lighting and outside water tap. Raised, retained well stocked and tended flower beds. Stepping stones leading to a new timber 10ft x 6ft summerhouse, enjoying delightful views across the gardens into the river Teign estuary and open farmland beyond. Formal lawn with curved edging, well stocked with flowering shrubs and plants. From the patio the paving continues to a lower area of garden with a sun deck taking in the aforementioned views Courtesy door to garage. To the side of the garage there is a potting shed and brick paving leading to a side access. The gardens enjoy the passage of the sun throughout the day.

**GARAGE**

An extended garage with electronically operated up and over door, power and lighting, uPVC double glazed window and door to rear gardens.

MATERIAL INFORMATION - Subject to legal verification  
 Freehold - Council Tax Band E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		89
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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