



- WELL PRESENTED SEMI-DETACHED FAMILY HOME
- NO ONWARD CHAIN
- ENTRANCE HALL, DUAL ASPECT LOUNGE
- STUDY/GROUND FLOOR BEDROOM
- DINING ROOM, UTILITY/CLOAKROOM
- MODERN FITTED KITCHEN
- THREE BEDROOM, FAMILY BATHROOM
- ENCLOSED GARDEN TO REAR, PARKING

Wallis Grove, Bishopsteignton, TQ14 9QW

Guide Price £380,000

Opportunity to purchase a tastefully decorated and well presented semi-detached extended family home with **NO ONWARD CHAIN**. The accommodation briefly comprises; entrance hall, lounge, study/ground floor bedroom, dining room, utility/cloakroom, modern fitted kitchen, three bedrooms, family bathroom, enclosed gardens to rear, off road parking.



Property Description

LOCATION

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.

Storm porch to a composite entrance door with obscure double glazed inset with leaded lattice-work through to...

ENTRANCE HALLWAY

Radiator, stairs to upper floor. Doors to...

LOUNGE

Dual aspect with uPVC double glazed window overlooking the front gardens and approach, uPVC double glazed window overlooking the enclosed rear gardens, exposed feature beams, recessed fireplace with stone hearth. Radiator.

STUDY/GROUND FLOOR BEDROOM

uPVC double glazed window overlooking the front aspect, radiator.

DINING ROOM

Hatch to useful under stairs storage cupboard. Door to **UTILITY/GROUND FLOOR WC**. Radiator, uPVC double glazed window with pleasant outlook into the rear gardens. Squared arch through to **KITCHEN**.





UTILITY ROOM/GROUND FLOOR WC

Laminate countertop, space and plumbing for washing machine. Doorway through to CLOAKROOM with low level WC, wall hung wash hand basin, recessed spotlight, uPVC obscure double glazed window.

MODERN FITTED KITCHEN

Vaulted ceiling with two skylight windows, recessed spotlighting, uPVC double glazed window to front aspect, uPVC double glazed window and door with outlook and access onto the rear gardens. Range of cupboard and drawer base units with two corner carousels, rolled edge counter tops with corresponding splash backs, ceramic twin sink unit with mixer tap over, space for cooker with extractor hood over, metro tiled splash backs, fitted shelving, plumbing for dishwasher, further under counter appliance spaces, breakfast bar, integrated freezer, integrated fridge, sliding drawer unit.

Stairs rising to the...



FIRST FLOOR LANDING

Hatch and access to loft space, uPVC double glazed window overlooking the rear gardens and neighbouring properties towards open farmland. Doors to...

BEDROOM ONE

uPVC double glazed window overlooking the front aspect with distant rural views. Radiator.

BEDROOM TWO

Dual aspect with uPVC double glazed windows to front and side aspects with far reaching views over open farmland towards Dartmoor. Radiator.

BEDROOM THREE

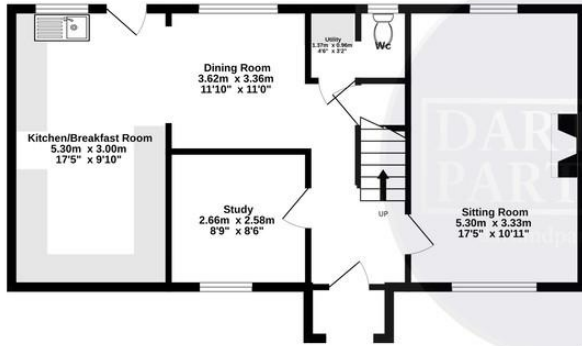
uPVC double glazed window overlooking the rear gardens. Radiator.

FAMILY BATHROOM

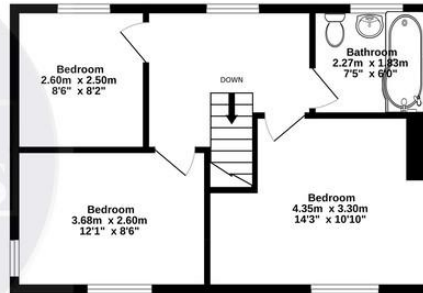
With a modern white suite comprising shower bath with mixer tap and fitted shower glazed shower screen, Roca wash hand basin set into vanity unit, Roca WC, part tiled walls, uPVC



Ground Floor
58.6 sq.m. (631 sq.ft.) approx.

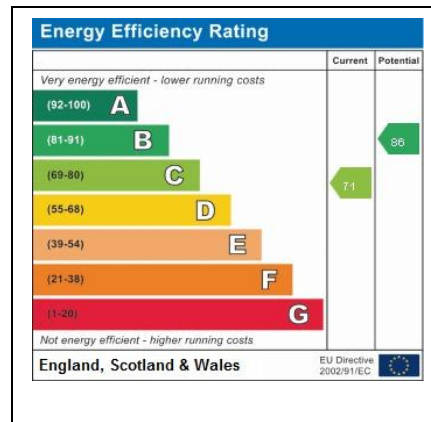


1st Floor
42.0 sq.m. (453 sq.ft.) approx.



TOTAL FLOOR AREA : 100.7 sq.m. (1084 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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obscure double glazed window, recessed spotlighting, ladder style towel rail/radiator.

OUTSIDE

The property is approached over a tarmac driveway providing **OFF ROAD PARKING**. Small front lawn with gravel bed borders with Torbay palms. Gated access to the rear gardens. The rear gardens, also accessed via the kitchen, are fully enclosed. External water tap. A short flight of steps lead to a paved and gravelled sun terrace with timber balustrading. Garden shed. Raised retained flower beds. Access onto a paved patio/seating area with pergola leading to a level formal lawn. The gardens being fully enclosed are ideal for those with small children and/or pets. Enjoying the passage of the sun throughout the day and views over rolling hills.

MATERIAL INFORMATION - Subject to legal verification

Freehold
Council Tax Band C

Acceptability of Devon Rule should be checked with mortgage lender.

Devon rule on property requires buyer lives or works in Devon for last three years and any lender should be made aware to check it doesn't affect their decision to lend.



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