



## 8 Meadow Rise, Teignmouth, TQ14 9UT

£340,000 Freehold

Well Presented Detached Bungalow • Popular Residential Location • Close to Nature Reserve & Local Bus Service  
• Side Porch & Large Rear Conservatory • Three Bedrooms • Living Room • Kitchen • Shower Room • Generous  
Enclosed Rear Garden • Driveway & Garage

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Entering the L shaped hallway, there is access to the loft space, a useful cloaks cupboard with hanging and shelving and further storage cupboard with shelving also housing the Worcester combination boiler. Doors lead off to the principal rooms.

The living room is bright with a box bay window to the front with sea peeps. There is a feature fireplace and hearth housing an electric stove effect fire.

The kitchen is fitted with a range of white wall and base units with worktop with matching upstand. There is plumbing and space for a dishwasher, washing machine and space for a fridge/freezer and cooker where there is a fitted matching extractor above. A door opens to the side porch which currently houses a dryer and has a door accessing the rear garden.

A double bedroom with built in storage has a front aspect.

Two further bedrooms, a double and a single, enjoy views over the garden and both have built in storage and French doors directly into the conservatory.

The conservatory, accessed from both rear bedrooms, is a lovely large and bright space which has light and power and accesses the rear garden,

The shower room has a large shower cubicle with sliding door, pedestal wash hand basin and low level dual flush WC. There is an obscure glazed window, shaver point and heated towel rail.

To the front of the bungalow is driveway parking approaching the garage with up and over door. Steps with handrail or a gently sloping path with handrail lead to the entrance which is at the side of the property. There is also access to the rear through a side gate and there is an area of gently sloping lawn with established palm and plants.

The generous rear garden is accessed from the side porch from the kitchen, the conservatory to the rear or from a path with gate at the front. There is a plethora of beautiful established plants and shrubs amidst a lovely seating area with sea views which leads to a generous lawn where there is also a further paved area and area laid to loose stone.



Tenure: Freehold

Council Tax Band D - £2,460.00 per year

Energy Performance Rating: D

Mains Services: Gas, Water and Electric all connected

Broadband: Superfast - Download speed 80 Mbps - Upload Speed 20 Mbps





**MEASUREMENTS:**

Lounge 17' 5" x 11' 2" (5.32m x 3.4m)

Kitchen 11' 1" x 7' 9" (3.38m x 2.36m)

Conservatory 18' 8" x 9' 3" (5.7m x 2.82m)

Bedroom 11' 5" x 8' 11" (3.48m x 2.73m)

Bedroom 10' 11" x 10' 7" (3.32m x 3.22m)

Bedroom 10' 7" x 7' 3" (3.23m x 2.22m)

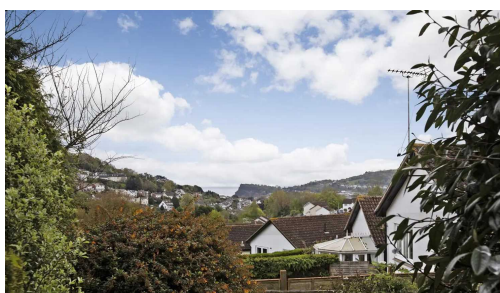
Shower Room 6' 9" x 5' 10" (2.07m x 1.78m)

**GARAGE** 17' 9" x 8' 3" (5.4m x 2.5m)

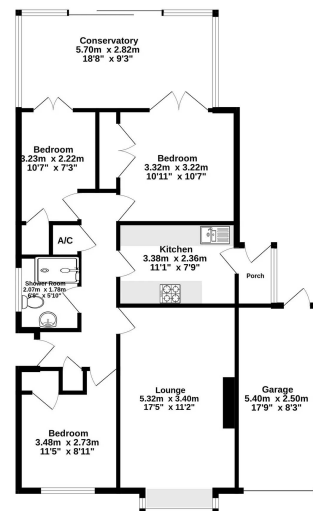


Teignmouth is a popular seaside resort on a stretch of red sandstone along the South Devon Coast. It is a coastal town that has a historic port and working harbour, with a Victorian Pier and promenade.

There are sandy sea and river beaches excellent for sailing and water sports with two sailing clubs and a diving school.



Ground Floor  
101.0 sq.m. (1087 sq.ft.) approx.



TOTAL FLOOR AREA: 101.0 sq.m. (1087 sq.ft.) approx.

While every effort has been made to ensure the accuracy of the floor plan contained herein, Chamberlain's, its agents, and the vendor accept no liability for any errors or omissions. The actual area and dimensions may vary slightly from those shown on the floor plan. The vendor, its agents and Chamberlain's accept no liability for any errors or omissions.

