



- DETACHED CHALET STYLE BUNGALOW SITUATED IN A QUIET CUL DE SAC
- TASTEFULLY DECORATED THROUGHOUT
- DUAL ASPECT LOUNGE
- KITCHEN BREAKFAST ROOM
- CONSERVATORY
- THREE DOUBLE BEDROOMS ALL WITH EN-SUITES
- SEPARATE CLOAKROOM
- APPEALING GARDENS, PARKING AND GARAGE

Brookfield Drive, Teignmouth, TQ14 8QQ

£465,000

A wonderful detached chalet style bungalow situated in a quiet cul de sac off of Woodway Road. The tastefully decorated property has a dual aspect lounge, fitted kitchen breakfast room with conservatory with access and overlooking the nautical themed rear garden. There are three double bedrooms, one with en-suite bathroom, two with en-suite shower rooms, additional cloakroom. There are appealing side and rear gardens, extensive off road parking and garage, conveniently situated with easy access to Teignmouth town centre, seafront, beaches and mainline railway station.



Property Description

uPVC obscure double glazed entrance door with courtesy lighting into...

ENTRANCE HALLWAY

Stairs to the upper floor, radiator, door to cloaks cupboard with hanging rail and fitted shelving. Doors to...

CLOAKROOM

Fully tiled, uPVC obscure double glazed window, wall hung wash hand basin, WC.

LOUNGE

A delightful dual aspect lounge with uPVC double glazed windows to front and side aspect with pleasant views over neighbouring properties in a south westerly direction towards Ringmore and open farmland beyond. Radiator, wood burner with tiled hearth and surround.

KITCHEN BREAKFAST ROOM

Range of cupboard and drawer base units under laminate rolled edge work surfaces with integrated fridge, integrated freezer, electric oven and ceramic hob, integrated dishwasher, one and a half bowl stainless steel drainer sink unit with mixer tap over, corresponding eye level units with concealed extractor fan, recessed spotlighting, space for table and chairs, radiator, uPVC double glazed window to side aspect, multi-paned door through to the side porch. Door to larder with fitted shelving. Cupboard housing wall mounted Baxi gas boiler providing the domestic hot water supply and gas central heating throughout the property. From the kitchen breakfast room there is uPVC double glazed French patio doors into the conservatory.

SIDE PORCH

With uPVC double glazed windows overlooking the front aspect and approach with far reaching rural views, uPVC obscure double glazed door giving access to the gardens.

CONSERVATORY

Enjoying an outlook onto the attractive rear gardens.





BEDROOM ONE

Range of fitted bedroom furniture, radiator, uPVC double glazed window overlooking the rear gardens. Door to built in wardrobe with fitted shelving. Door to..

EN-SUITE SHOWER ROOM

Fully tiled with shower cubicle, sliding glazed door and screen, fitted shower, wash hand basin set into vanity unit, WC, radiator, ladder style towel rail, uPVC obscure double glazed window.

BEDROOM TWO

Range of fitted bedroom furniture, radiator, uPVC double glazed window overlooking the front aspect. Door to...



EN-SUITE SHOWER ROOM

Tiled walls, shower enclosure with sliding glazed door and screen, fitted shower, WC, pedestal wash hand basin, ladder style towel rail/radiator, fitted extractor.

Stairs rising to the upper floor.

FIRST FLOOR HALLWAY/STUDY AREA

Fitted counter-top, skylight window with inset blind. Door through to...

BEDROOM THREE

Two skylight window with fitted blinds to side aspect, hatch to eaves storage, radiator. Door to...

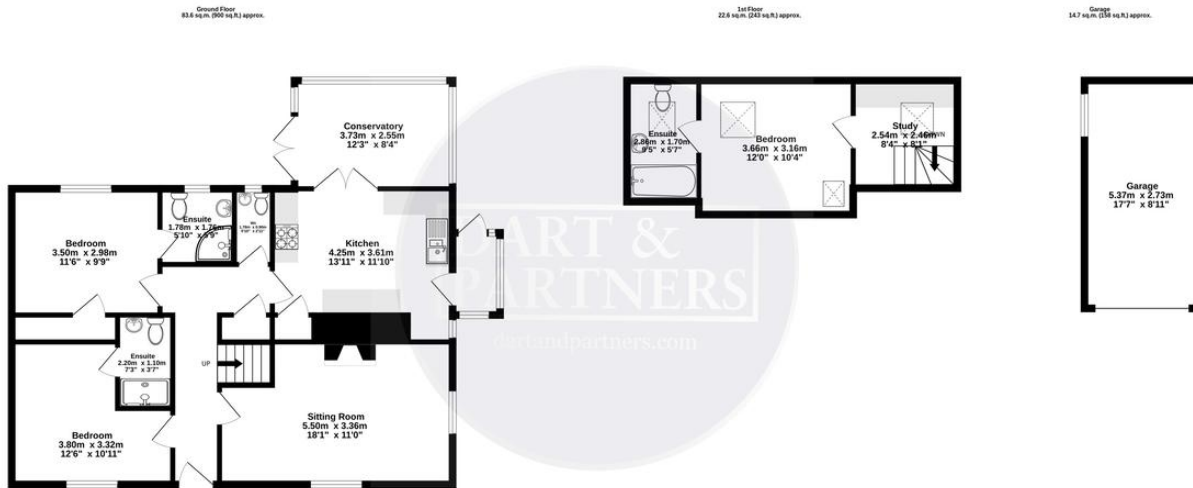


EN-SUITE BATHROOM

Tiled walls, suite comprising bath with central mixer tap, pedestal wash hand basin, WC, skylight window with fitted blind, fitted mirror, radiator.

OUTSIDE

The property is accessed over a tarmac double driveway providing OFF ROAD PARKING for four vehicles and leading to a DETACHED GARAGE. From the driveway there are steps up to the front garden being raised gravel beds with a variety of well established shrubs, plants and evergreens. A gravel path leads to the main entrance. From the drive there is access to the side porch and extending to the rear gardens.



The rear gardens are a particular feature of the property, accessed via the conservatory, having been thoughtfully designed offering various seating areas with a high degree of privacy and seclusion. The rear garden is gravelled with raised retained, well stocked and tended flower beds, a variety of palms, raised area of deck and outside water tap. To the side is a formal lawn with gated access onto Brookfield Drive. Raised terrace with two garden sheds. The gardens have a nautical theme and enjoy the passage of the sun throughout the day.

DETACHED GARAGE

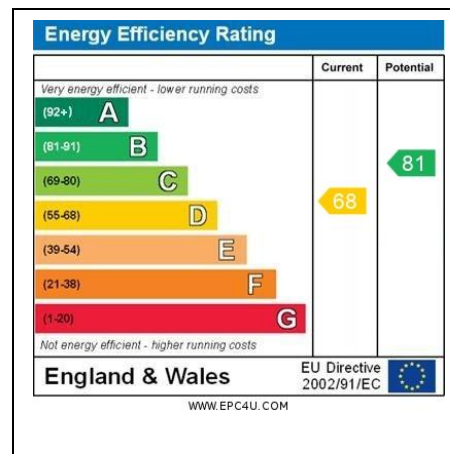
With electronically operated up and over door, double glazed window to side, power and lighting.

MATERIAL INFORMATION - Subject to legal verification

Freehold
Council Tax Band D

TOTAL FLOOR AREA : 120.9 sq.m. (1301 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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