



- DETACHED BUNGALOW ON A GENEROUS PLOT
- SOUTH FACING AND ENJOYING RURAL, SEA AND COASTAL VIEWS
- TASTEFULLY DECORATED AND IN EXCELLENT ORDER
- DUAL ASPECT LOUNGE, OPEN PLAN DINING KITCHEN AREA, UTILITY
- GARDEN ROOM/SECOND RECEPTION
- TWO DOUBLE BEDROOMS, BATHROOM, CLOAKROOM
- GENEROUS WELL TENDED GARDEN, OFF ROAD PARKING
- DETACHED SUMMER HOUSE/STUDIO

Ferndale Road, Teignmouth, TQ14 8NQ Guide Price £400,000

A detached bungalow situated in a highly sought after residential location on generous plot. South facing and enjoying rural, sea and coastal views. The bungalow has undergone a comprehensive program of updating/modernisation including a new roof. The internal accommodation has been tastefully decorated and offered in excellent order. There is ample parking and attractive gardens. The accommodation briefly comprises; Dual aspect lounge, open plan dining and kitchen area, two double bedrooms, bathroom, second reception/garden room, utility room, cloakroom and a detached summer house/studio.



Property Description

uPVC obscure double glazed entrance door into the...

ENTRANCE HALLWAY

Picture rail, radiator, hatch and access to boarded loft with wooden pull down ladder. Door through to...

DUAL ASPECT LOUNGE

uPVC double glazed windows to front and side aspects, picture rail, radiator, recessed fireplace with inset multi-fuel burner.

FREE FLOWING DINING/KITCHEN SPACE

Accessed from the hallway via a multi-paned door. DINING AREA with uPVC double glazed window overlooking the approach. Radiator. Bespoke fitted larder style cupboards. Open through to the kitchen. Recessed spotlighting, uPVC double glazed window overlooking the gardens. KITCHEN currently with cupboard and drawer base units under laminate rolled edge work surfaces, tiled splash backs, space for upright fridge freezer, further appliance spaces, single drainer sink unit with mixer tap over, corresponding eye level units, chimney style extractor.



BEDROOM

Dual aspect with uPVC double glazed windows to side and rear.

BEDROOM

uPVC double glazed window overlooking the rear gardens, radiator, picture rail.

BATHROOM

Modern fitted bathroom with bath, fitted Mira shower, recessed shelving, tiled to bath/shower area, uPVC obscure double glazed window, glazed shower screen,



wall hung wash hand basin, low level WC, radiator, uPVC obscure double glazed window, tiled flooring, recessed spotlighting, mirror fronted medicine cabinet, shaver light and socket.

RECEPTION ROOM/GARDEN ROOM

Accessed from the dining area with uPVC double glazed windows and French patio doors with outlook and access onto the gardens. Radiator, recessed spotlighting. Door to...

UTILITY ROOM

Radiator, uPVC obscure double glazed window, rolled edge work surface, plumbing for washing machine, additional appliance space. Door to...



CLOAKROOM

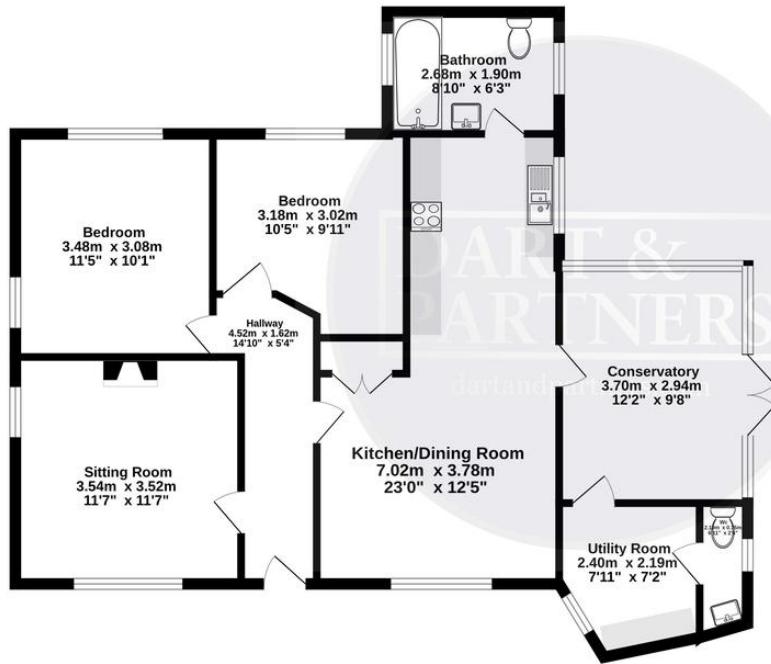
uPVC obscure double glazed window, wash hand basin set into high gloss vanity unit, low level WC.

OUTSIDE

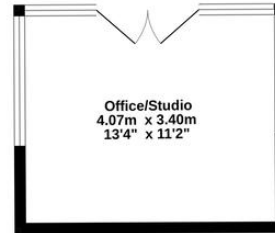
The property is approached through a pillared and gated access onto a tarmac driveway providing OFF ROAD PARKING. External water supply. Raised enclosed deck enjoying far reaching river, sea and coastal views. From the parking area there is gated access to the rear gardens, also accessed from the garden room/second reception. The rear gardens are a particular feature of the property being fully enclosed with a gently sloping L-shaped lawn bordered by well stocked and tended gravel and flower beds. Further external water supply. The garden leads to a split level paved patio/seating area which enjoys the passage of the sun throughout the day. There is a variety of mature shrubs and trees along the garden's border and immediately from the garden room there is access to a paved seating/entertaining area. External power supply.



Ground Floor
81.3 sq.m. (875 sq.ft.) approx.



Office
13.9 sq.m. (149 sq.ft.) approx.



TOTAL FLOOR AREA : 95.1 sq.m. (1024 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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Gravel bed with inset paving. Garden shed. Gate leading to the driveway. Detached summer house/studio which would make an ideal home office/hobbies room.

MATERIAL INFORMATION - Subject to legal verification

Freehold
Council Tax Band D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements