



- A BEAUTIFULLY PRESENTED AND EXTENDED 2-STOREY DETACHED BUNGALOW
- EXCELLENT FREE-FLOWING RECEPTIONS WITH LOG BURNER
- STYLISH KITCHEN WITH INTEGRATED APPLIANCES
- 3 GROUND FLOOR BEDROOMS (DRESSING ROOM AND ENSUITE TO BEDROOM ONE)
- FAMILY BATHROOM AND 2 FIRST FLOOR ATTIC BEDROOMS
- PV PANELS AND UNDERFLOOR HEATING
- LOVELY LANDSCAPED GARDENS AND SOUTH-FACING TERRACE
- BRICK-PAVED DRIVEWAY AND DETACHED GARAGE

Bishops Avenue, Bishopsteignton, TQ14 9RE

£595,000

A beautifully presented and extended detached bungalow set in a good position close to the heart of this sought after estuary village. Stylish free-flowing receptions and a fully fitted kitchen, 3 ground floor bedrooms (en suite to bedroom 1,) two attic bedrooms and a modern family bathroom. Beautiful landscaped gardens, driveway, garage, PV panels and underfloor heating.



Property Description

DESCRIPTION/LOCATION

This property is a beautifully presented and substantially extended detached bungalow with two storey accommodation that has been extensively improved in recent years. The principal reception rooms on the ground floor are open-plan with a beautiful sitting room with log burner which opens to the dining area, with both of these spaces opening to the lovely gardens and recently replaced terrace and also opening to the high-quality, stylish kitchen with granite work surfaces and integrated appliances. There is under floor heating throughout the ground floor. Also at ground floor level there are 3 bedrooms, with a high quality en suite shower room and a dressing room to bedroom one, along with the family bathroom. To the first floor there are a further two attic bedrooms and a large landing area. The outside spaces compliment the inside perfectly, there are landscaped gardens front and rear, a brick paved driveway providing extensive parking and a beautiful south-facing paved terrace. The property benefits from an array of PV panels and the windows are double glazed throughout.

Number 8 Bishops Avenue is situated within a pleasant cluster of similarly-styled properties, being a peaceful and quiet location and yet close to the heart of ever popular Bishopsteignton. 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 Manor Hotel. Additionally there is a well-regarded primary school. The seaside town of Teignmouth is around 2-miles away, with a lovely promenade, a sandy beach and a





wide range of shops and amenities to include two supermarkets, a mainline railway station, a secondary school and Trinity School offering private education. The estuary offers good boating opportunities and Teignmouth golf course is also only 2-miles away on the hills above the village. 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 red brick University and the Princesshay shopping centre.

RECEPTION HALL

From the brick paved driveway an entrance step is approached with coach light beside. The UPVC double glazed front door has full height UPVC double glazed panels beside and opens to the reception hall, this being a pleasant welcoming space with timber effect flooring, a front-facing full-height UPVC double glazed window and a full-height cloaks cupboard with hanging rail and shelf above. White woodgrain effect panelled doors open to the principal downstairs rooms, and a feature turning staircase with glass balustrade rises to the first floor. There is a large under-stairs store cupboard housing the electricity meter, the trip switches and the meter for the PV panels. There is a further full-height airing cupboard housing the large hot water cylinder and having a slatted shelf. There is under floor heating, which extends throughout the ground floor of the property.

SITTING ROOM

A beautiful and spacious room with timber effect flooring, the sitting room is free-flowing through to the dining and kitchen spaces. There is a large feature fireplace with a brick work surround, a raised slate hearth, a timber mantle over and an inset wood burning stove. UPVC double glazed French doors with full height windows to either side open to and overlook the lovely back gardens.

DINING AREA

A lovely dual aspect space with a rear-facing UPVC double glazed window overlooking the back garden, and side facing UPVC double glazed French doors opening to a paved terrace at the side of the property, giving a good sense of inside/outside living.

KITCHEN AREA

The kitchen area is fitted with a good quality range of floor and wall mounted units with extensive areas of polished granite work surface which extends to a breakfast bar with matching granite surrounds. There is an inset, one and a quarter bowl single-drainer ceramic sink unit, a built in ceramic induction hob with filter over and there is a built-in Neff double oven. Additional integrated appliances include a fridge/freezer and a dishwasher, as well as a built-in washing machine. Spotlights to ceiling.

BEDROOM 1

An appealing bedroom suite with timber effect flooring and a large front-facing UPVC double glazed window overlooking the front garden, and having views towards rolling country side in the distance. There is a good-sized walk-in dressing room/wardrobe with hanging rails and shelves.

EN-SUITE SHOWER ROOM

With a modern 3-piece suite, comprising a large shower cubicle with Grohe shower, a wall mounted Roca wash hand basin and a WC. There are ceramic floor tiles and feature tiling around the suite. There is also a shelved recess, a shaver point, spotlights to the ceiling and a side-facing UPVC opaque double glazed window. Ladder style towel rail/radiator.

BEDROOM 2

With timber effect flooring and a front-facing UPVC double glazed window with some outlook towards the

surrounding area. Built-in double wardrobe with sliding doors.

BEDROOM 3

With timber effect flooring and a side-facing UPVC double glazed window.

GROUND FLOOR FAMILY BATHROOM

An attractive modern bathroom with two side facing UPVC opaque double glazed windows, feature ceramic floor tiles and tiling around the suite. There is a stylish 3-piece suite comprising a panelled bath with attached shower screen and Grohe shower over, a wall-mounted wash hand basin and a WC. There is a ladder-style radiator/towel rail, spotlights and a shaver point.

FIRST FLOOR LANDING/STUDY

With a large Velux-style window and feature glass balustrades around the stairwell. There is built-in shelving, spotlights, and ample space for a desk/office furniture etc. Access to eaves storage space and shaped panel doors to the first floor rooms.

FIRST FLOOR BEDROOM 1

A well-proportioned room with a rear-facing UPVC double glazed window overlooking the back garden, spotlights, access to eaves space and an additional Velux-style window.

FIRST FLOOR BEDROOM 2

With access to good-sized eaves space and store cupboards. Large Velux-style window having good views across parts of the village towards rolling countryside and having glimpses of the estuary beyond. Spotlights.

OUTSIDE

Outside to the front of the property there is a large expanse of brick-paved driveway providing ample

parking. Beside this there is an attractive front garden, laid principally to lawn surrounded by low level stone walling and hedging and well-stocked borders. Gates on either side of the property give access to the rear and an "up and over" door opens to the detached GARAGE. The garage has a UPVC double glazed door to the side and a rear facing UPVC double glazed window, as well as a work bench, shelves and a pull-down ladder gives access to a mezzanine storage space. Additionally the garage has power and light. Set to the rear of the garage there is an outside area laid out for bin and log storage etc. Outside to the rear there is a particularly pretty and delightful garden that has been extensively landscaped in recent years. Immediately behind the property there is a 2024-replaced curved decked area with paved pathways and a shaped lawn beyond. There are areas of bedding and borders well-stocked with a profusion of shrubs, flowering plants and small trees. There are also shaped two-tier gravel areas with roses, jasmine, clematis and bamboo borders and with the upper tier enjoying far reaching views. Additionally there is a large, high quality SUMMER HOUSE with glazed double doors, windows as well as power and light. Behind the summer house there is a further area with a small storage shed and there is outside lighting. There is also an excellent paved terraced area, being a perfect for outdoor entertaining, with this enclosed area being south-facing and having a raised ornamental pond.

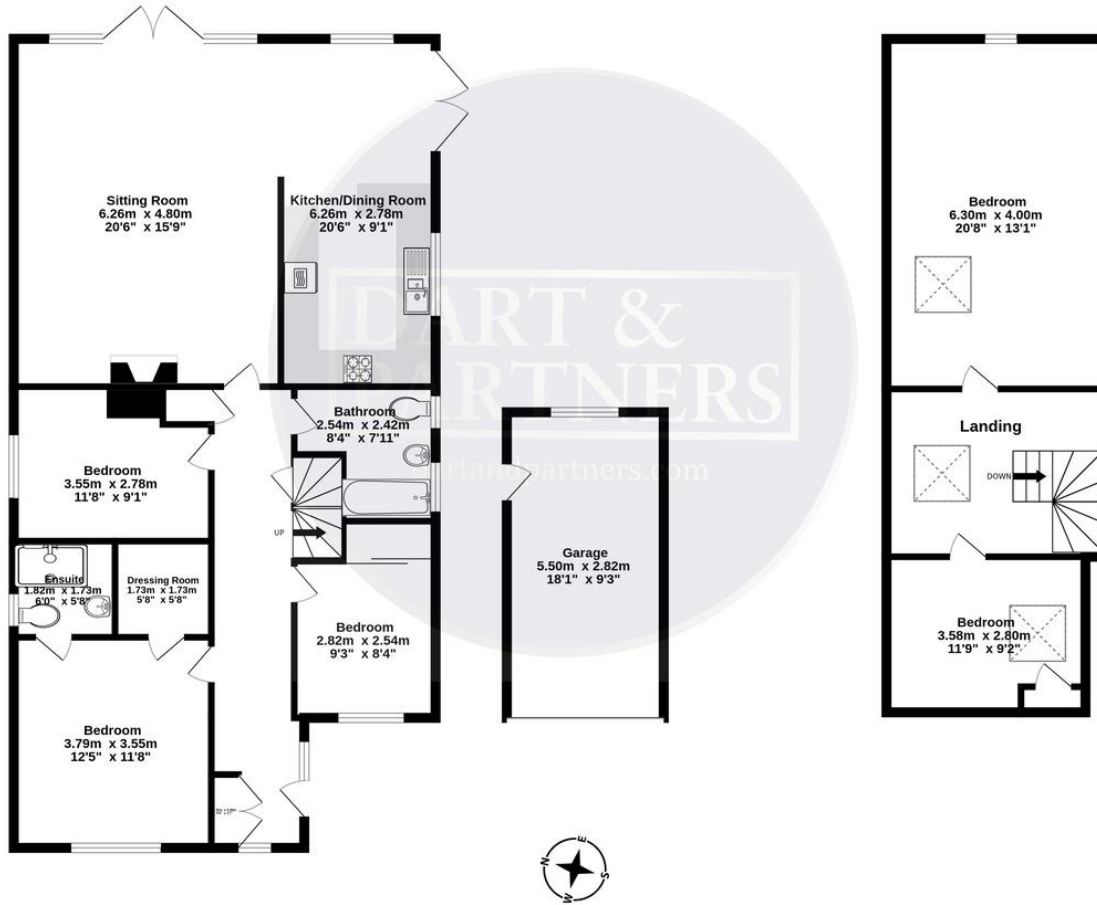
MATERIAL INFORMATION - Subject to legal verification

Freehold
Council Tax Band E



Ground Floor
119.2 sq.m. (1283 sq.ft.) approx.

1st Floor
47.3 sq.m. (509 sq.ft.) approx.



TOTAL FLOOR AREA : 166.5 sq.m. (1793 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	66
(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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