



## 18 Haytor Close, Teignmouth

£285,000 Freehold

Detached Bungalow • Two Bedrooms (previously three) • Good Sized Lounge/Diner • Modern Shower Room/WC  
• Ensuite Bath • Cul De Sac Location • Pretty Rear Garden • Backing on to Field • Garage and Workshop • EPC

- D

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This detached bungalow has had its layout re-arranged with a partition wall removed to create a good sized lounge/diner at the rear so it can benefit from access out to the garden and enjoy the pretty garden from the living space. This room was previously two bedrooms and the previous lounge is now a good sized main bedroom with ensuite bath. The bungalow therefore has the floorspace of a three bedroom bungalow so it is larger than some other two bedroom bungalows on the estate.

Steps lead up to the front door at the side. The L shaped hallway has a cloaks cupboard and an airing cupboard and leads down, past all other rooms, to the lounge/diner which has a window and patio doors to the garden, living flame gas fire and a storage cupboard.

The kitchen comprises base and wall mounted units with worktops and circular sink unit with waste disposal, electric oven, space and plumbing for a dishwasher and washing machine and space for fridge/freezer. A glazed leaded light, part stained glass, feature window through to the lounge/diner brings more light in to the kitchen and allows an outlook through the lounge to the garden. There is also a window and door to the side. The main bedroom has a window to the front and an ensuite with a bath in although there isn't a WC or basin in this ensuite. Just opposite the bedroom though is a modern shower room/WC with corner shower cubicle with rainfall shower, low level flush WC and wash hand basin in vanity unit. There are tiled walls, a ladder style radiator and a window to the side. The second bedroom has a built in cupboard and window to the front.

There is gas central heating and double glazing.



The at rear there is a paved patio and tiered garden with pretty walls and flowers with water feature and side steps up to a small top lawn, backing on to a field. At one side there is a shed with a light and power point and at the other side there is a path and gate to the front.

At the front there is a driveway where two cars can easily park side by side. There is a good sized single garage.

A good sized single garage with metal up and over door, power points, light and small sink with tap. Side door to a good sized store room/workshop with good head height underneath the bungalow.

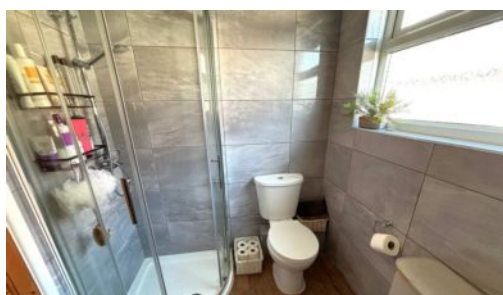


Tenure - Freehold

Mains Services - Gas, Electric and Water

Council Tax Band D - **£2,487.36 per annum**

Broadband - Ultrafast 1000Mbps (According to OFCOM)





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. Teignmouth has a comprehensive range of facilities including supermarkets, local independent shops, a selection of bars and restaurants, a small hospital, the Den with a Green Flag Awarded children's play park and both state & independent schools.

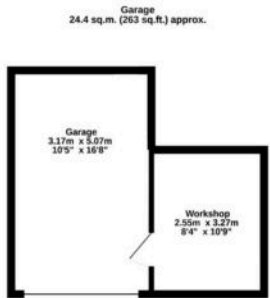


MEASUREMENTS: Living Room 20'5" x 10'8" (6.22m x 3.25m), Kitchen 11'3" x 7'10" (3.42m x 2.38m), Bedroom 11'4" x 17'3" (3.45m x 5.25m), Bedroom 9'1" x 11'5" (3.45m x 5.25m)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	86
(81-91)	B	
(69-80)	C	67
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	



TOTAL FLOOR AREA : 80.9 sq.m. (868 sq.ft.) approx.

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Ground Floor 65.5 sq.m. (705 sq.ft.) approx.

