



## Great Park Close, Bishopsteignton

£318,500 Freehold

Modern Semi Detached House • Heritage Built Exclusive Development • Two Bedrooms • Popular Village Location  
• Master Bedroom En Suite • Living Room & Conservatory • Modern Well Equipped Kitchen • Downstairs WC & Luxury Bathroom • Parking Space & Enclosed Rear Garden • EPC - C

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Entering this modern home there is a downstairs WC with concealed cistern and pedestal wash hand basin with obscure glazed window to the front.

The living room has a feature flueless gas stove and oak spindled staircase to the first floor with an opening to the kitchen at the front and French doors to the conservatory at the rear. The kitchen is modern and well equipped with cream gloss base and wall units, complimented by contrasting high gloss burgundy cupboards. There are integrated appliances including fridge/freezer, washing machine, slimline dishwasher, electric hob with stainless steel extractor hood over and eye level electric oven.

The conservatory has French doors leading out to the rear garden. A further glazed door accesses the side of the property where there is a pathway with a gate to the front.

On the first floor landing there is an obscure glazed window to the side and useful storage cupboard with shelving which also houses the gas fired boiler. Doors lead off to the bedrooms and bathroom.

The main bedroom overlooks the front of the property and has built in storage with hanging and shelving. A door leads through to the en suite shower room with corner shower cubicle, concealed cistern dual flush WC and pedestal wash hand basin. There is a ladder style heated towel rail and an obscure glazed window to the front. A further double bedroom overlooks the rear. The family bathroom comprises double ended bath, concealed cistern dual flush WC and floating wash basin. There are ceiling spotlights, ladder style heated towel rail, shaver point, extractor and an obscure glazed window to the rear.

To the rear there is an enclosed garden laid to gravel with mature borders offering a good degree of privacy.

There is a paved parking space directly outside the property. A second car can be parked in tandem.



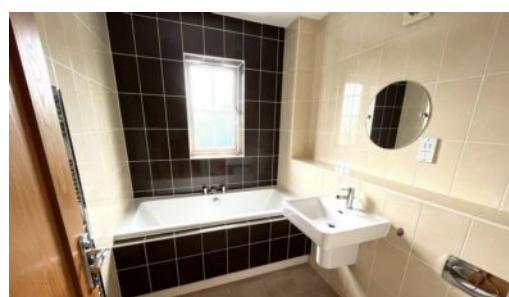
Tenure - Freehold

Council Tax Band: C - **£2189.92 per annum**

Mains Services - Gas, Electric and Water

Broadband Speed - Ultrafast 1000 Mbps (According to OFCOM)

There is a Management fee of £12.75 per month for the upkeep of 'The Square' where this property is situated.



Bishopsteignton is a highly desirable estuary village with an excellent community feel. The village has many local amenities including a primary school, pubs, churches, a pharmacy, a local brewery, post office, general stores and a small hotel. The market town of Newton Abbot is accessible within approximately 4 miles to the west and offers further amenities including schooling, shopping and leisure facilities. The coastal town of Teignmouth is approximately 2 miles to the east and once again offers schooling, shops and also sandy beaches with a pier and an 18-hole golf course. Mainline rail services are available in both Newton Abbot and Teignmouth. The A380 dual carriageway linking Torbay to the south with Exeter and the M5 to the north is accessible within approximately 2 miles of the village.



## MEASUREMENTS

LOUNGE DINER 27' 5" x 15' 2" (8.35m x 4.62m)

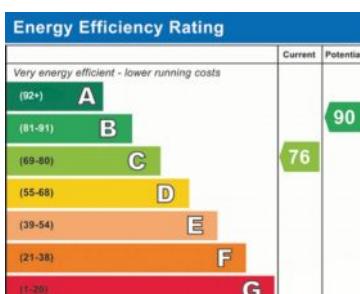
KITCHEN 13' 2" x 7' 4" (4.01m x 2.23m)  
DOWNSTAIRS WC 5' 8" x 3' 9" (1.73m x 1.14m)

CONSERVATORY 12' 8" x 8' 2" (3.86m x 2.5m)

BEDROOM 11'2" x 11'9" (3.74m x 3.59m)

EN SUITE 6' x 5' 8" (1.83m x 1.73m)  
BEDROOM 2 11' 9" x 9' 2" (3.58m x 2.80m)

BATHROOM 7' 6" x 6' 6" (2.29m x 1.98m)



**TOTAL FLOOR AREA: 86.1 sq.m. (927 sq.ft.) approx.**  
Whilst every effort 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 omission or inaccuracy. 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

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