



## 5 Brookfield Drive, Teignmouth

£595,000 Freehold

Stylish and Spacious Detached Bungalow • Sought After Location in East Teignmouth • Four Double Bedrooms • Modern Kitchen opening to Conservatory Dining Room • Large Lounge • Family Bathroom and Second Shower Room • Rear Garden with Detached Studio/Office • South Facing Balcony • Double Garage and Driveway • EPC - C

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A spacious and stylish four bedroom detached bungalow located only half a mile from the town centre and seafront. The property offers some sea views from the first floor and comprises four double bedrooms, lounge, modern kitchen with dining area in the conservatory, family bathroom and second shower room. There is a balcony on the first floor and a level rear garden with a detached studio in the corner of the garden, along with a double garage and off road parking for multiple vehicles.

Upon entering the property the entrance hallway, with solid oak flooring, leads to the lounge, two double bedrooms, family bathroom and kitchen. The lounge is a bright and spacious room with solid oak flooring continuing from the hallway, a wood burning stove on one side of the lounge and windows overlooking the front of the property. There are two double bedrooms on this side of the bungalow, both with built in wardrobes and one with a window to the front of the property and the other with a window to the rear garden. The modern family bathroom is fully tiled and comprises a rain fall shower over the bath, wash hand basin, WC, chrome style towel heater, obscured window to the rear and underfloor heating. The modern kitchen has been fitted to a high standard with integrated

appliances. There is a range of wall and base mounted units, electric double oven, 5 ring gas hob and integrated fridge/freezer and dishwasher. The conservatory is off the kitchen and is a nice and bright room currently being used as a dining area with access out to the rear garden and French doors to the master bedroom.

The master bedroom is a large and light room with two windows facing south and east giving plenty of natural light. It also comprises a large built in wardrobe and French doors which lead back into the conservatory. Ascending some stairs there is a modern, fully tiled shower room featuring a glass walk in shower enclosure with rain fall shower, WC, wash hand basin, chrome towel rail and obscured windows. The final bedroom is a first floor double L shaped room with some built in storage, two Velux windows and access onto the balcony.

Stairs descend off the kitchen to the double garage. There is power, lighting, an electric roller door and plumbing for washing machine and tumble dryer.

There is central heating with underfloor heating in the hall, kitchen, conservatory and bathrooms, and there is double glazing.

Rear garden with lawn and a detached studio which benefits from power, lighting and insulation. Side access to the front garden and garage. There is also a south facing balcony off one of the bedrooms.

Double garage with electric door and space for two vehicles with power and lighting and utility space.

There is brick paved driveway in front of the garage providing parking for two vehicles.



There is central heating with underfloor heating in the hall, kitchen, conservatory and bathrooms, and there is double glazing.

Tenure - Freehold

Mains Services - Gas, Electric and Water

Council Tax Band E - **£3,162.32pa**

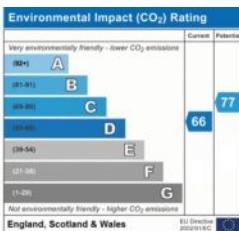
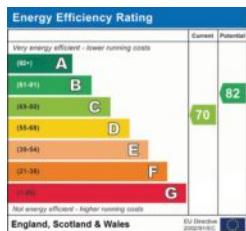
Broadband - Ultrafast 1000Mbps (According to OFCOM)



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:** Lounge 17'5" x 16'5"  
 (5.31m x 5.00m), Bedroom 11'11" x  
 11'0" (3.62m x 3.35m), Bedroom 11'11"  
 x 11'0" (3.62m x 3.57m),  
 Kitchen/Breakfast Room 4.20m x  
 3.55m (13'09" x 11'08"),  
 Conservatory/Dining Room 4.20m  
 x 3.72m (13'09" x 12'03"), Bedroom  
 14'7" x 11'10" (4.44m x 3.61m),  
 Bedroom 14'7" x 10'9" (4.44m x  
 3.28m), Studio 11'4" x 11'4" (3.45m x  
 3.45m), Garage 5.33m x 3.25m  
 (17'06" x 10'08").



**TOTAL FLOOR AREA : 178.7 sq.m. (1924 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 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 is given as to their operability or efficiency can be given.

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