

Call **01626 815815**  
to find out more



Newton Road, Bishopsteignton, TQ14 9PN

£385,000



- Detached Bungalow
- Three Double Bedrooms
- Two Receptions
- Kitchen
- Two Bathrooms
- Front And Rear Gardens
- Driveway Parking
- Detached Garage
- Gas Central Heating
- EPC - E
- Tenure: Freehold





# Step Inside

The spacious hallway is entered by an entrance porch, both of which have wooden floors and dado rails. The hallway has bedrooms one side and reception rooms the other, one behind the other, and branches off at the end of two ways, one side to the en suite third bedroom and the other to the main bathroom and kitchen. The entrance to the loft is here.

The lounge has a double glazed bay window to the front and dado and picture rails. The dining room has wooden flooring, a window to the side, dado rail and door to the kitchen. The kitchen has doors from the hallway and dining room. There are base and wall units, work tops, stainless steel sink unit, tiled splash backs, plumbing for a washing machine and dishwasher and a gas hob and electric oven. There are windows to the side and rear and a door to the side. The Ideal Mexico boiler is housed in the kitchen and there is also a cupboard housing a lagged copper cylinder with slatted shelving over. The kitchen floor is tiled.

The family bathroom comprises panelled bath with shower over, pedestal wash hand basin, bidet and low level flush WC. It is partly tiled with an extractor fan and two frosted glazed windows to the rear. The front bedroom has a bay window to the front, picture rails and laminate flooring. The middle bedroom has a window to the side, picture rails and built in cupboard. The third bedroom has a window to the side, picture rails, laminate flooring and an en suite bathroom. The en suite comprises panelled bath with shower over, wash hand basin and low level flush WC. It is partly tiled with a mirror and extractor fan and a frosted glazed window to the side.

There is central heating and some double glazing.



## Measurements:

- Lounge 13' 1" x 13' 11" (4m x 4.23m)
- Dining Room 13' 1" x 11' 3" (4m x 3.42m)
- Kitchen 9' x 14' 11" (2.74m x 4.55m)
- Bedroom 13' 2" x 13' 10" (4m x 4.23m)
- Bedroom 13' 2" x 11' 3" (4m x 3.42m)
- Bedroom 11' 1" x 12' 2" (3.38m x 3.7m)
- Garage 8' 8" x 15' 4" (2.65m x 4.67m)
- Garden Store 5' 2" x 15' 4" (1.57m x 4.67m)

# Step Outside

There is a good sized front garden and the bungalow is set back from the road.

A driveway leads between two front lawns and extends alongside the bungalow to a detached garage.

There are wooden gates opening to the driveway, a silver birch tree at the front and hedged and fenced surrounds. At the side there is a tap and shed.

To the rear there is a concrete area and lawn with fenced surround. The detached garage has a metal up and over door.

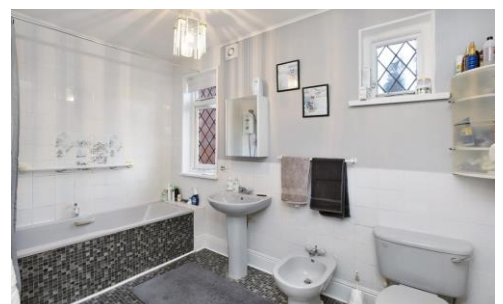


## Agents Comments:

The bungalow is on a level plot and has the benefit of a good sized ensuite bedroom, adapted for a less able bodied person. The property is very versatile having three double bedrooms, two receptions and two bathrooms. The loft also probably has potential for conversion subject to the usual checks and consents.

## LOCATION:

Teignmouth is a popular seaside resort on a stretch of red sandstone along the South Devon Coast. The town has a comprehensive range of facilities including local independent shops, bars and restaurants, a small hospital, the Den with a Green Flag Awarded children's play park and both state & independent schools. Teignmouth has a mainline rail service with commuter trains running to London Paddington daily. Access to the A380, A38 and M5 is within a few miles away with Torbay to the south and Exeter to the north.



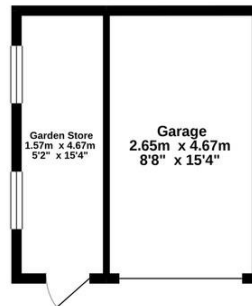
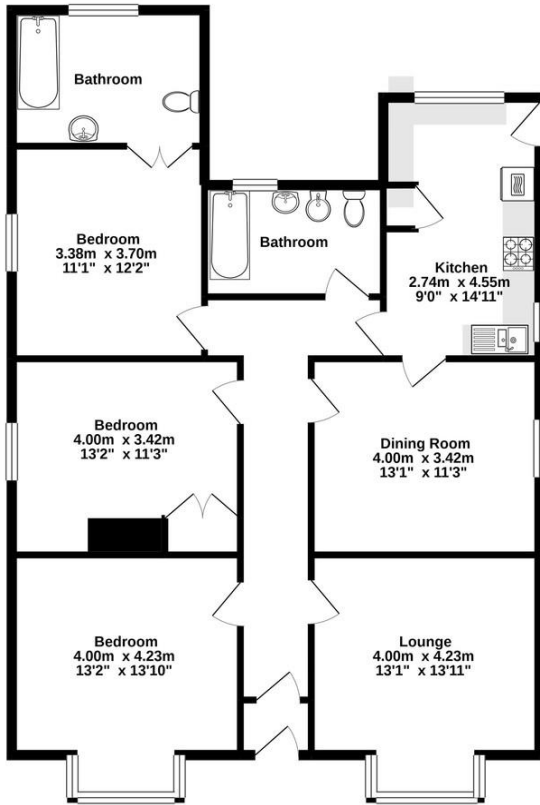


# Floor Plan

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

Ground Floor  
108.3 sq.m. (1166 sq.ft.) approx.

Garage  
19.7 sq.m. (212 sq.ft.) approx.



TOTAL FLOOR AREA : 128.0 sq.m. (1378 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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## Directions:

From Teignmouth head out towards Bishopsteignton on the Teignmouth Road which becomes Newton Road. Pass the first turning right to Bishopsteignton and the property will be found on the right hand side.

## Disclaimer:

Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendor's agents, and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. The particulars do not constitute, or form part of, an offer or a contract.

