

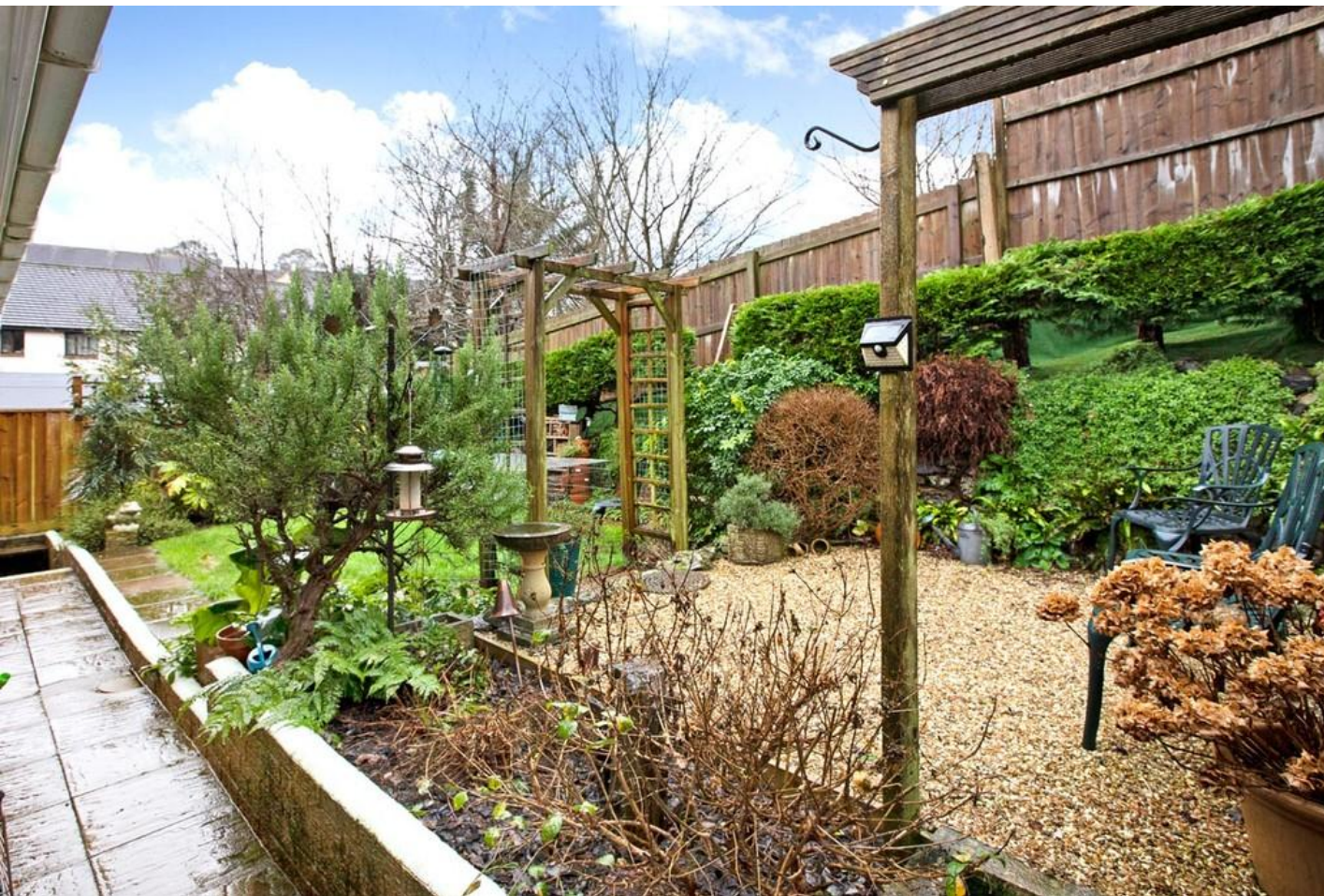


- IMMACULATLY PRESENTED DETACHED BUNGALOW
- SITTING ROOM/LOUNGE
- MODERN FITTED KITCHEN DINING ROOM
- TWO BEDROOMS
- MODERN BATHROOM
- WELL STOCKED AND TENDED FRONT AND REAR GARDENS
- TANDEM PARKING AND GARAGE
- SOLAR PANELS, A RATED EPC

Brookside Close, Teignmouth, TQ14 9EA

£300,000

An immaculately presented and "A rated" detached bungalow in a quiet cul de sac, conveniently located for local amenities and with easy access to Shaldon, Teignmouth town, seafront, beaches and mainline railway station. The bungalow is offered in excellent order both internally and externally with off road tandem parking and garage, well stocked and tended front and rear gardens. Internally the accommodation briefly comprises; sitting room/lounge, modern fitted kitchen breakfast room, two bedrooms, recently installed bathroom. The bungalow benefits from solar panels which help achieve very affordable energy bills.



Property Description

An immaculately presented and "A rated" detached bungalow in a quiet cul de sac, conveniently located for local amenities and with easy access to Shaldon, Teignmouth town, seafront, beaches and mainline railway station. The bungalow is offered in excellent order both internally and externally with off road tandem parking and garage, well stocked and tended front and rear gardens. Internally the accommodation briefly comprises; sitting room/lounge, modern fitted kitchen breakfast room, two bedrooms, recently installed bathroom. The bungalow benefits from solar panels, which help achieve very affordable energy bills.

Covered entrance to main uPVC obscure double glazed entrance door into...

ENTRANCE HALLWAY

Radiator, hatch and access to loft space, door to linen cupboard with slatted shelving. Doors to...

SITTING ROOM/LOUNGE

uPVC double glazed window overlooking the front aspect and approach with rural Shaldon in the distance. Radiator, wall hung remote controlled feature electric fire, obscure glazed serving hatch through to kitchen.

KITCHEN BREAKFAST ROOM

Modern recently fitted kitchen breakfast room. Range of cupboard and drawer base units under laminate counter tops, integrated brushed steel electric oven and four ring gas hob, metro styled tiling, under counter appliance spaces, plumbing for washing machine, Franke stainless steel drainer sink unit with mixer tap over, uPVC double glazed window overlooking the enclosed rear gardens, attractive stainless steel shelving, eye level units, space for table and chairs, radiator, wall hung Worcester gas boiler providing the domestic hot water supply and gas central heating throughout the property, there is a uPVC obscure double glazed door giving access to the side pathway. Fitted solar tube providing natural light to the kitchen breakfast room.





BEDROOM ONE

uPVC double glazed window overlooking the front gardens and driveway with rolling hills in the distance. Radiator.

BEDROOM TWO

uPVC double glazed window overlooking the rear gardens. Radiator.

BATHROOM

Modern fitted bathroom with suite comprising a P-shaped shower bath with mixer tap, glazed shower screen, fitted Mira Sport shower, obscure uPVC double glazed window, WC with concealed plumbing, wash hand basin set into high gloss vanity unit, shaver socket, part tiled walls, dual fuel ladder style towel rail/radiator.



OUTSIDE

The property is approached over a tarmac **TANDEM DRIVEWAY** providing **OFF ROAD PARKING** and leading to an **ATTACHED GARAGE**. Outside water tap. There is a well established rockery style front garden with a variety of mature shrubs and evergreens. A pathway leads to a gated access and to the covered entrance with an attractive brick pavior pathway extending to the side of the bungalow, with a paved pathway leading to the rear gardens, also accessed via the kitchen breakfast room. The rear gardens are enclosed and offer a high degree of privacy with a gravelled seating area, and area of level lawn divided by an arch and mature plants. Raised border. External power supply. Outside water tap. The pathway spans the width of the property. Double glazed uPVC courtesy door leading to the garage.

GARAGE

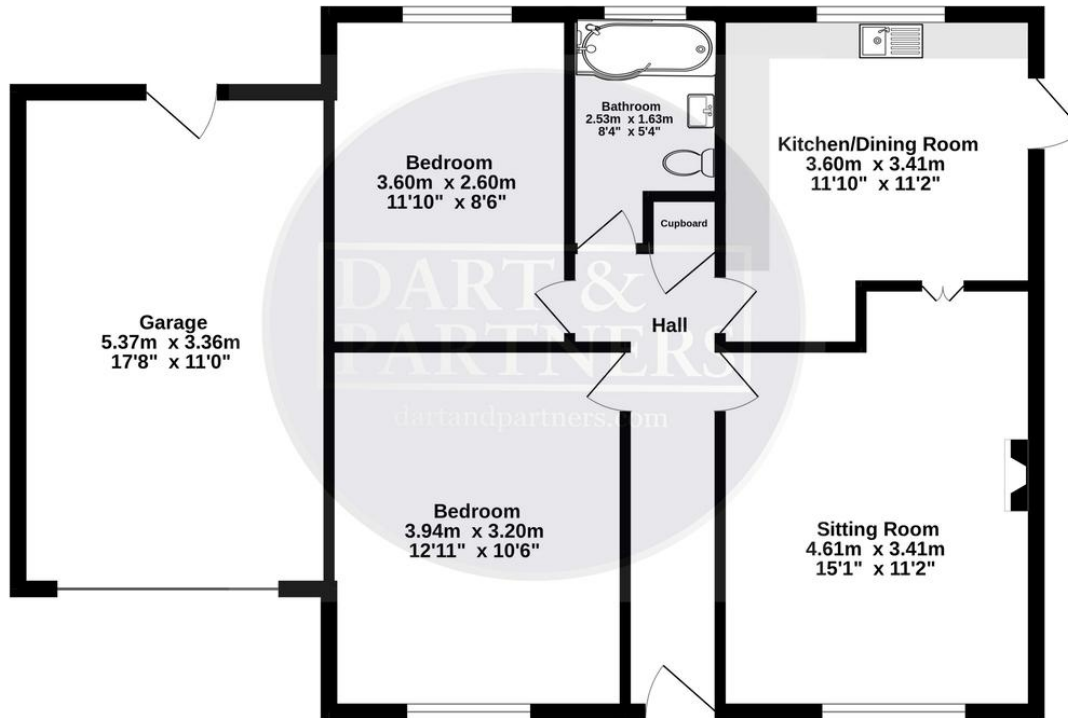
With new rubber roofing. Metal up and over door, power and lighting.

MATERIAL INFORMATION - Subject to legal verification

Freehold
Council Tax Band C



Ground Floor
75.4 sq.m. (812 sq.ft.) approx.



TOTAL FLOOR AREA : 75.4 sq.m. (812 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.
Made with Metropix ©2024

SOLAR PHOTOVOLTAIC PANELS

The property has the benefit of Solar Photovoltaic panels and prospective purchasers should take appropriate legal advice with regards to the ownership, feed in tariff payments and any third party agreements that may be in place.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A	93	97
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



Teignmouth, 12 The Triangle,
Teignmouth, Devon, TQ14 8AT

www.dartandpartners.com
01626 772507
property@dartandpartners.com

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements