



- DETACHED BUNGALOW IN HIGHLY FAVOURED LOCATION
- SITTING ROOM/LOUNGE LEADING THROUGH TO DINING ROOM
- KITCHEN AND REAR PORCH
- TWO DOUBLE BEDROOMS
- MODERN FITTED SHOWER ROOM, CLOAKROOM WC
- SEA AND COASTAL VIEWS
- CONSERVATORY, FRONT AND REAR GARDENS
- PARKING AND GARAGE

**Maudlin Drive, Teignmouth, TQ14 8RZ**

**Guide Price £375,000**

A well presented detached bungalow situated on a good size plot with front and rear gardens enjoying sea and coastal views. The bungalow is tastefully decorated throughout and is set in near level grounds with level access and approach. Being on a regular local bus service to the town centre with useful Post Office/convenience store within walking distance. The accommodation briefly comprises; sitting room/lounge, dining room, kitchen, rear porch, two double bedrooms, modern shower room, cloakroom, conservatory, front and rear gardens, off road parking, garage, sea and coastal views.



## Property Description

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Canopied entrance to a uPVC obscure double glazed entrance door into the...

### L-SHAPED ENTRANCE HALLWAY

Radiator, hatch and access to loft space. Doors to...

### SITTING ROOM/LOUNGE

Dual aspect with two uPVC double glazed windows to the side and front aspect overlooking the front gardens and approach. Far reaching rural views. Fitted wooden shutters. Radiator, tiled fireplace with inset coal effect gas fire. Open through to...

### DINING ROOM

uPVC double glazed window to side aspect, radiator. Door through to kitchen, also accessed via the entrance hallway.

### KITCHEN

Range of Cathedral style cupboard and drawer base units under laminate rolled edge work surfaces, integrated Neff slide and hide electric oven. single drainer sink unit with mixer tap over, tiled splash backs, Neff four ring gas hob with concealed extractor over, corresponding eye level units, glazed fronted display cabinet, uPVC double glazed window overlooking the front aspect, radiator, recess with space for upright fridge freezer with high level storage over, fitted shelving, space and plumbing for a slimline dishwasher, plumbing for washing machine, cupboard housing a wall hung Vaillant gas boiler providing the domestic hot water and gas central heating throughout the property, slatted shelving.





Recessed spotlighting. Sunscop tubular roof light providing natural lighting to the kitchen, uPVC double glazed door to the REAR PORCH with further uPVC double glazed door giving access to the rear gardens.

#### CLOAKROOM WC

uPVC obscure double glazed window, radiator, WC, wall hung wash hand basin, tiled splash back.

#### SHOWER ROOM

Modern fitted shower room, fully tiled. Radiator, uPVC obscure double glazed window, shaver light and socket, fitted extractor, wall hung Dimplex heater, shower cubicle with fitted shower.



#### BEDROOM ONE

Dual aspect with uPVC double glazed window to side aspect with sea glimpses, uPVC double glazed window overlooking the enclosed rear gardens, radiator, range of fitted bedroom furniture, louvre door to linen cupboard with hanging rail and fitted shelving.

#### BEDROOM TWO

Radiator, fitted wardrobes with overhead bridge, louvre door to wardrobe/store cupboard, aluminium double glazed sliding patio doors providing access into the conservatory.

#### CONSERVATORY

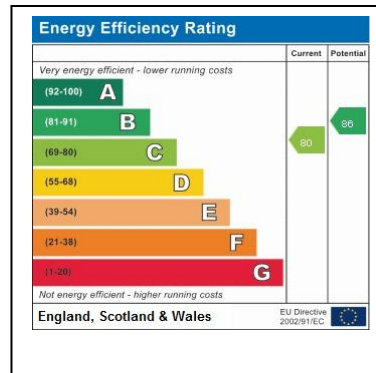
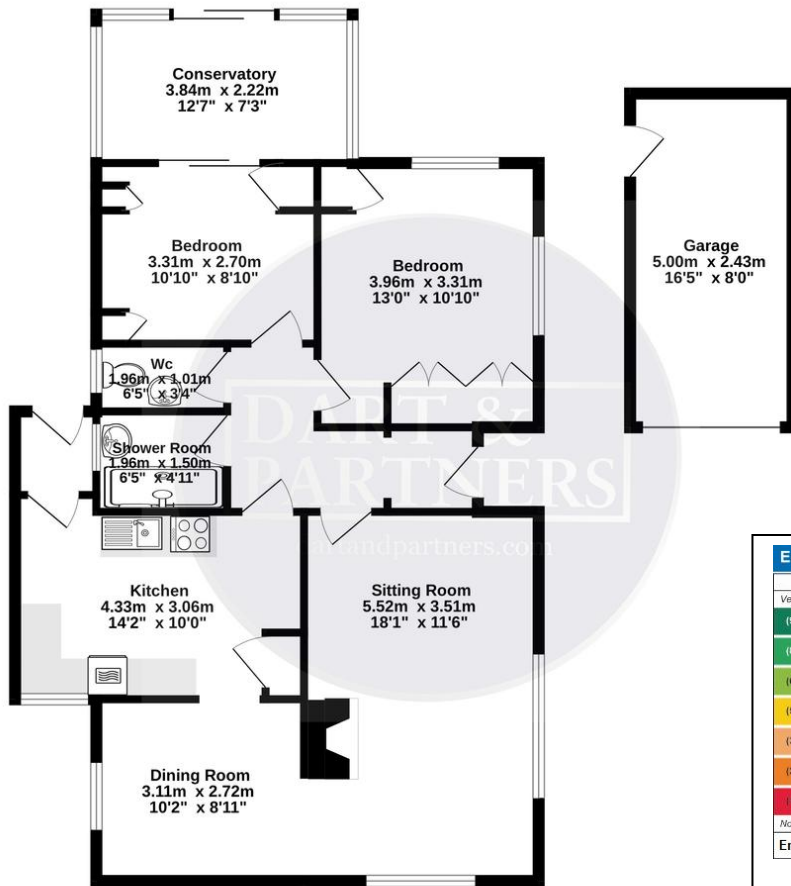
Of brick and uPVC construction. Radiator, windows overlooking the rear gardens with far reaching southerly sea views, uPVC double glazed sliding patio doors with access and outlook onto the rear gardens.

#### OUTSIDE

The bungalow is approached over a tarmac driveway providing **TANDEM PARKING** for three vehicles and leading to a **DETACHED GARAGE**. The gardens have been designed with ease of maintenance in mind. To the front there are attractive gravel beds with brick borders, enjoying superb views across Teignmouth to the river Teign estuary, Shaldon and open farmland beyond, taking in the Ness, along the Babbacombe coastline and out to sea. Outside water tap. Gated access through to the rear gardens. The rear gardens



**Ground Floor**  
95.0 sq.m. (1023 sq.ft.) approx.



TOTAL FLOOR AREA : 95.0 sq.m. (1023 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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are a particular feature of the property, enjoying the passage of the sun throughout the day. There is access from the conservatory directly onto a flagstone terrace with brick pavior borders. To the rear of the garage there is an awning. From the terrace are stepping stones through attractive gravel beds onto a level area of artificial grass, well stocked gravel bed borders, enjoying the coastal and sea views. Outside water supply. There is also an operational sky dish.

**DETACHED GARAGE**

With metal up and over door, power and lighting, solar panel control unit, fitted shelving, uPVC courtesy door.

MATERIAL INFORMATION - Subject to legal verification

Freehold  
Council Tax Band D

**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.



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