

Grandison Avenue, Bishopsteignton

Teignmouth

Guide Price £475,000

ABSOLUTE





## Grandison Avenue

### Bishopsteignton, Teignmouth

Welcome to this exquisite 2-bedroom detached dormer bungalow, a harmonious blend of modern amenities and timeless charm, nestled in the sought-after area of Bishopsteignton.

Upon entering, you are greeted by a meticulously renovated interior that exudes warmth and sophistication. The property features two spacious double bedrooms, offering comfort and tranquillity, with the principal bedroom boasting an elegant en-suite bathroom with freestanding bath tub.

The heart of the home resides in the modern fitted kitchen, complete with a walk-in pantry and double doors leading out to the rear garden, seamlessly merging indoor and outdoor living. The light-filled dining room beckons for memorable gatherings, enhanced by a cosy log burner for added ambience. A separate living room provides a retreat for relaxation, also adorned by a log burner, ensuring a snug environment during cooler evenings.

Convenience is key with a downstairs shower room/WC, while the converted garage serves as a versatile space currently utilised as a utility area and office, catering to various needs. A fully insulated summer house with power and electrics.





Outside, a private driveway accommodates parking for two vehicles, complemented by meticulously maintained front and rear gardens, offering a serene retreat from the hustle and bustle. Additional features include gas central heating, casement uPVC double glazing, an electric vehicle charger, eave storage, and outside electric points and lighting for added functionality.

### **Garden**

The front and rear manicured gardens have been carefully created by the current owner for full enjoyment throughout the year. The front garden is enclosed, gated and mainly laid to lawn with shrub and mature plant borders. There is access either side of the property to the rear garden. At the front there is a covered bin storage area. To the rear there is a level resin area with gradual steps and pathway leading to raised lawn and shrub areas. There is also a sheltered seating area to enjoy the last of the sun in the evening. Benefits include outside power sockets, lighting, taps and shed.

### **DRIVEWAY**

2 Parking Spaces

Newly laid resin driveway for 2 vehicles

### **EV CHARGING**

1 Parking Space

### **GARAGE**

Single Garage

Currently converted, however easily reinstated back to original garage if desired. Electric garage door.





# Grandison Avenue

## Bishopsteignton, Teignmouth

The village of Bishopsteignton has many local amenities including a primary school, pubs, churches, a pharmacy, a local brewery, post office, general stores and a small hotel. Not too far away you will find the market town of Newton Abbot which offers further amenities including schooling, shopping and leisure facilities. The coastal town of Teignmouth is approximately 2 miles where you will find further schooling, shops and facilities including an 18- hole golf course. Mainline rail services are available in 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. Council Tax band: D

Tenure: Freehold

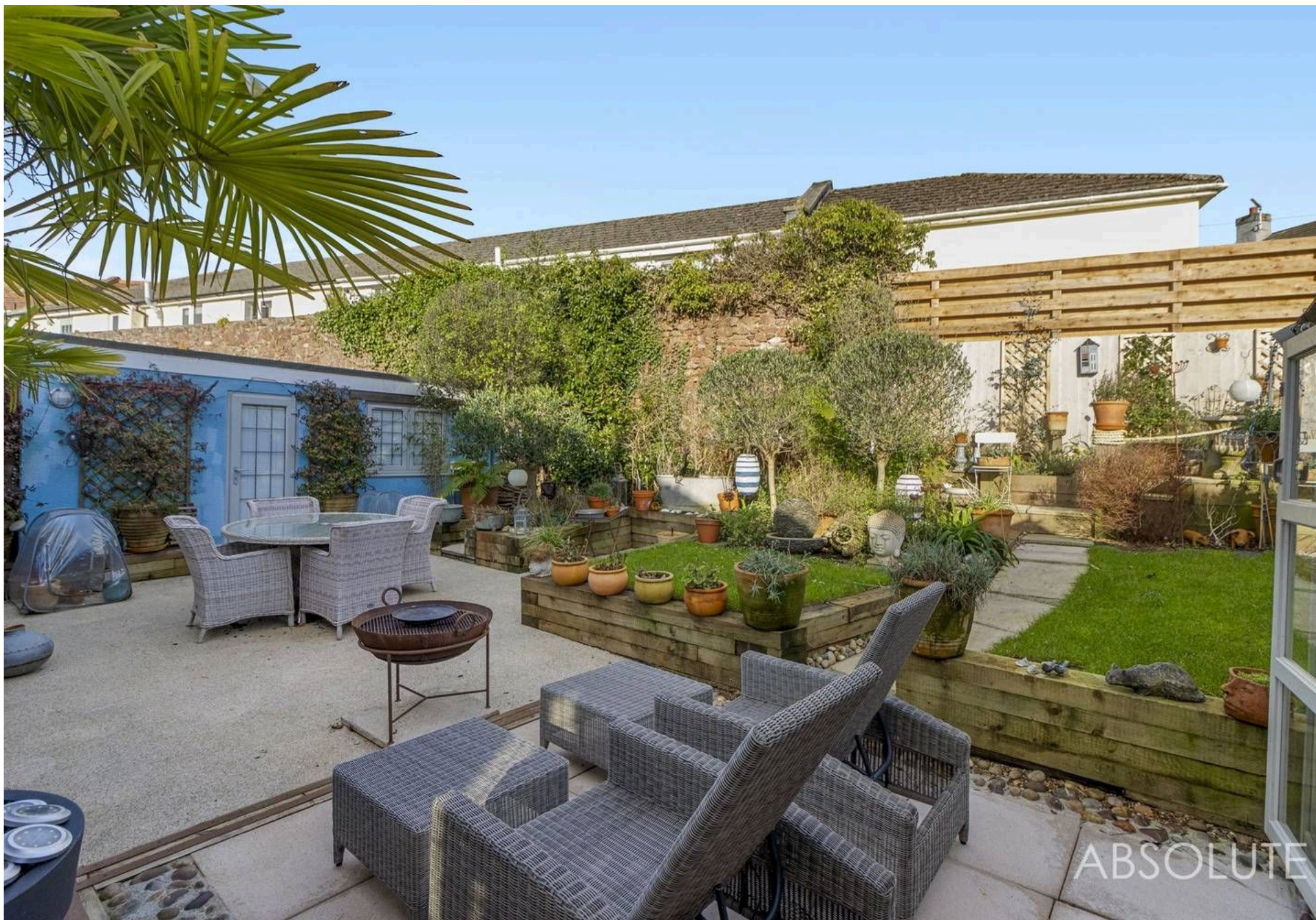
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Two double bedrooms, with principal en-suite
- Modern fitted kitchen with walk-in pantry and double doors onto the rear garden
- Light filled dining room with log burner
- Cosy living room with log burner
- Downstairs shower room/WC
- Converted garage currently being used as a utility area and office
- Summer house fully insulated with power and electrics
- Private driveway







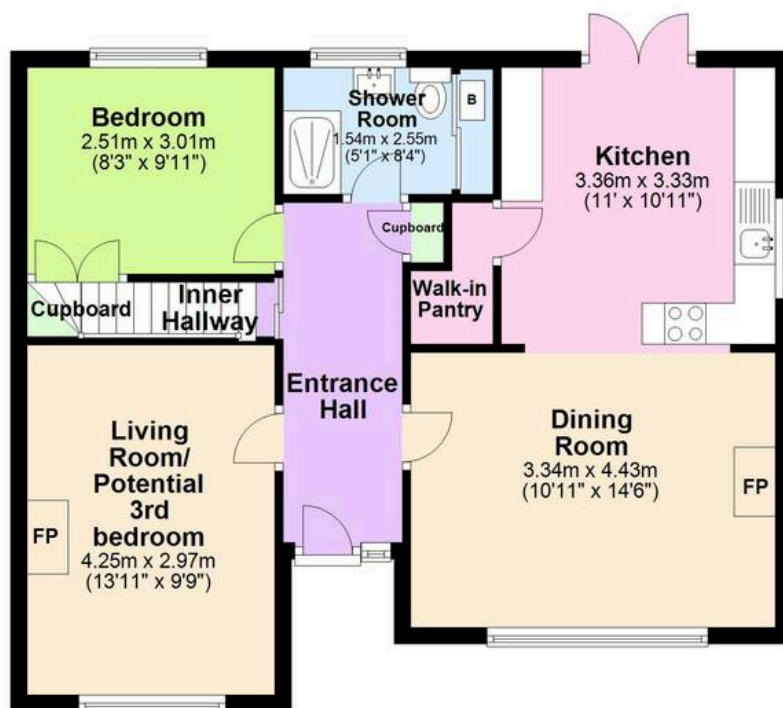
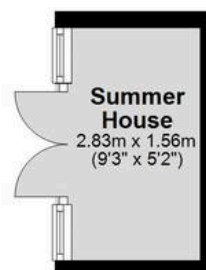
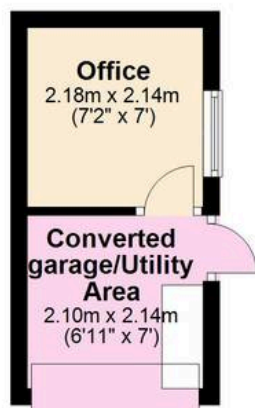
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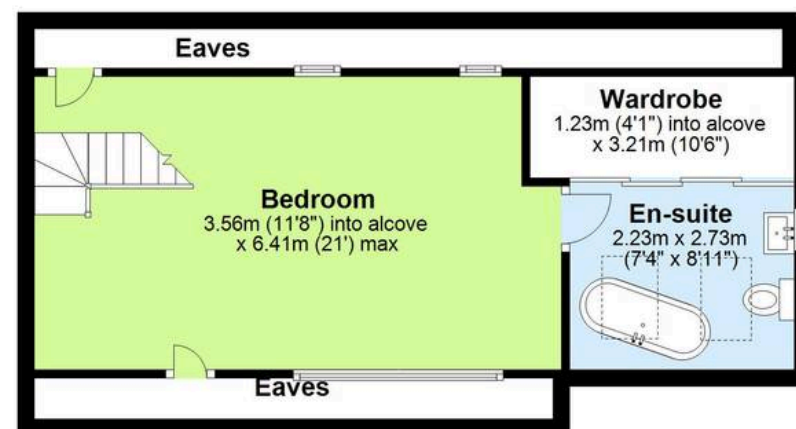
## Ground Floor

Approx. 76.3 sq. metres (821.5 sq. feet)



## First Floor

Approx. 41.9 sq. metres (451.4 sq. feet)



Total area: approx. 118.3 sq. metres (1272.9 sq. feet)

Approx  
Plan produced using PlanUp.







## Absolute Sales & Lettings

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