



- DETACHED BUNGALOW IN SOUGHT AFTER LOCATION
- SEA AND COASTAL VIEWS
- SOUTH FACING LOUNGE, CONSERVATORY AND GARDENS
- FOUR BEDROOMS, TWO SHOWER ROOMS
- FITTED KITCHEN, AMPLE STORAGE
- PARKING, GARAGE
- FRONT AND REAR GARDENS

Hazeldown Road, Teignmouth, TQ14 8QR

£480,000

A detached bungalow situated in a highly sought after residential location with south facing rear gardens and views across Teignmouth towards Shaldon, the Ness, along the Babbacombe coastline and out to sea. The bungalow offers versatile accommodation comprising a spacious hallway, south facing lounge and conservatory, fitted kitchen, two shower rooms, four bedrooms, garage, ample storage, off road parking, double and triple glazing throughout, gas central heating.



## Property Description

Canopied entrance with uPVC obscure double glazed entrance door with corresponding side screens into...

### ENTRANCE PORCH

uPVC double glazed door through to...

### ENTRANCE HALLWAY

Hatch and access to boarded loft space, skylight, door to cloak cupboard with hanging rail and fitted shelving and storage over, door to airing cupboard with factory lagged hot water cylinder, wall mounted Logic gas boiler providing the domestic hot water supply and gas central heating throughout the property. Radiator. Doors to...

### LOUNGE

Inset cast iron fireplace brick hearth and surround, radiator, uPVC double glazed sliding patio doors into a conservatory. South facing views of the Ness, Babbacombe coastline and out to sea.

### CONSERVATORY

South facing conservatory, of uPVC construction with sliding door giving access onto the main patio and gardens, further sliding door leading to a raised sun terrace. From the lounge, conservatory and sun terrace are commanding south facing panoramic views over rural Shaldon, taking in the Ness, Babbacombe coastline, Orestone and out to sea.



### KITCHEN

Access via an arch from the entrance hallway. Fully tiled and fitted with a range of cupboard and drawer base units under attractive counter tops, space and plumbing for automatic washing machine, space for upright fridge freezer, single drainer stainless steel sink unit with mixer tap over, brushed chrome four ring electric hob with concealed extractor hood over, corresponding eye level units, larder style unit housing electric oven, uPVC double glazed door giving access to side path, uPVC double glazed window enjoying the aforementioned sea, coastal and rural views



### BEDROOM

uPVC double glazed window over looking the front aspect and approach, two radiators.

### BEDROOM

uPVC double glazed square bay window overlooking the front gardens, radiator.

### BEDROOM/DINING ROOM/OFFICE

Radiator, uPVC double glazed window with views over the rear gardens and out to sea.

### SHOWER ROOM

Shower enclosure with glazed screen, drying area, wash hand basin, low level WC, ladder style towel rail/radiator, two uPVC obscure double glazed windows, fitted extractor.



### ENCLOSED PASSAGE/STORE AREA

From the inner hallway, uPVC obscure double glazed door gives access to an enclosed passage/store area, uPVC double glazed sliding doors into the garage.

### GARAGE

Attached garage with metal up and over door, power and lighting.

### OUTSIDE

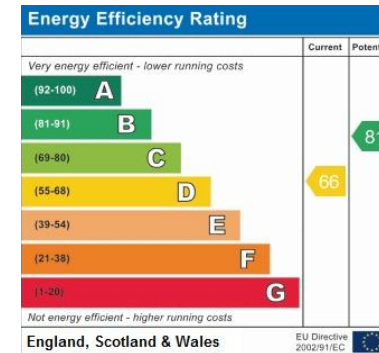
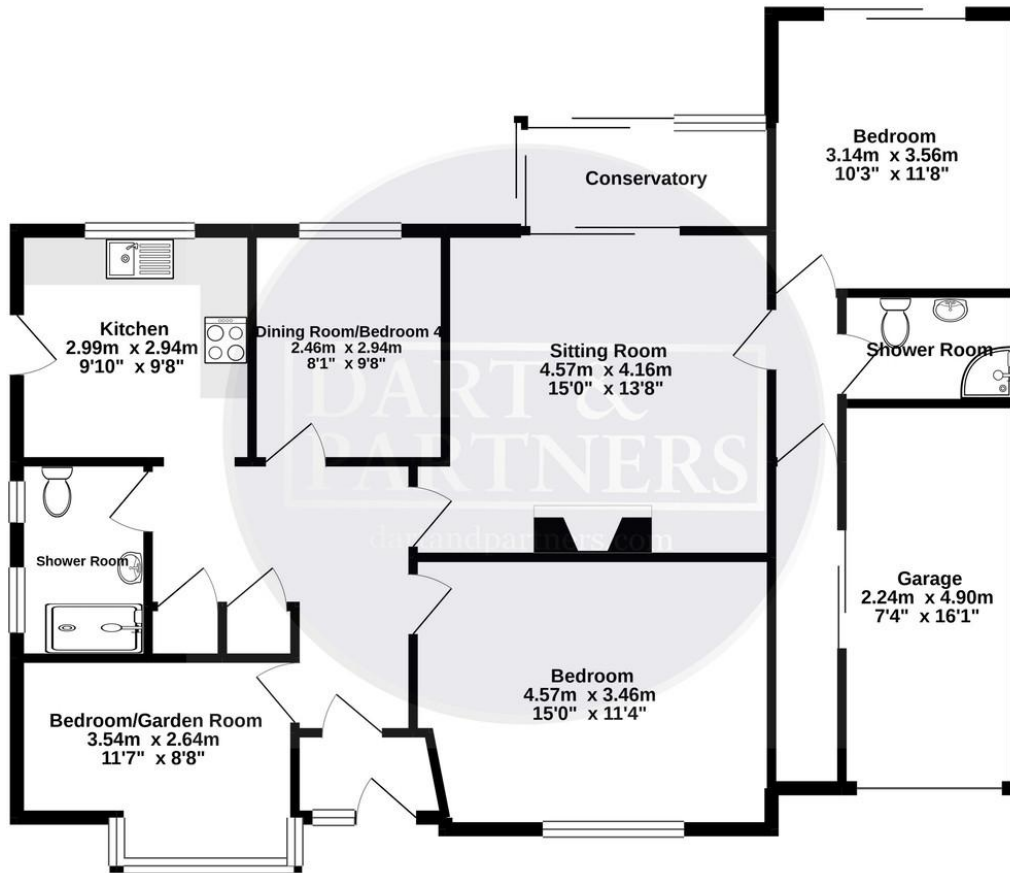
The property is approached through pillared and gated access onto an attractive paved driveway providing **OFF ROAD PARKING**, leading to the **ATTACHED GARAGE**. The paving extends the width of the property with the front garden being predominantly laid to lawn with well stocked borders and mature hedge/trees to the centre of the lawn with flower bed boat. There is gated access to the rear gardens which are accessed via the conservatory, kitchen and garden room. The rear gardens are fully enclosed and south facing enjoying the passage of the sun throughout the day and taking in the aforementioned sea, coastal and rural views, paved patio, outside water tap, steps up to the conservatory. The rear gardens are laid to lawn with mature hedgerow borders. Timber garden shed.



**Ground Floor**  
**108.2 sq.m. (1165 sq.ft.) approx.**

MATERIAL INFORMATION - Subject to legal verification

Freehold  
 Council Tax Band D



**TOTAL FLOOR AREA : 108.2 sq.m. (1165 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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