



- WELL PRESENTED DETACHED BUNGALOW ON A LEVEL PLOT
- CONVENIENTLY LOCATED FOR ACCESS TO TOWN, BEACH AND RAILWAY STATION
- SPACIOUS DUAL ASPECT LOUNGE
- MODERN FITTED KITCHEN BREAKFAST ROOM, UTILITY SPACE
- TWO BEDROOMS, BATHROOM
- ENCLOSED GARDEN WITH SUN DECK, PATIO AND LAWNED AREA
- EXTENSIVE PARKING, DETACHED GARAGE
- GAS CENTRAL HEATING AND DOUBLE GLAZING INSTALLED THROUGHOUT

## Woodway Drive, Teignmouth, TQ14 8QA      £350,000

Opportunity to purchase a detached bungalow towards the head of a quiet cul de sac off of the highly sought after Woodway Road, with extensive parking and an enclosed garden to the rear. Conveniently located for access to Teignmouth town centre, seafront and railway station. The attractive well presented bungalow is on a level plot and briefly comprises; modern fitted kitchen and bathroom, spacious dual aspect lounge, two bedrooms, utility space, enclosed garden with sun deck, patio area and lawn, parking and detached garage.



## Property Description

uPVC obscure double glazed entrance door into...

### ENTRANCE HALLWAY

Stripped wooden floorboards, radiator, hatch and access to loft space. Doors to...

### LOUNGE

Spacious dual aspect with uPVC double glazed window overlooking the front aspect and approach, further uPVC double glazed window to side, radiator, continuation of stripped wooden flooring.

### KITCHEN/BREAKFAST ROOM

uPVC double glazed window overlooking the front aspect, modern fitted kitchen with range of corresponding cupboard and drawer base units under laminate counter tops, single drainer sink unit with mixer tap over, metro tiled splash backs, integrated fridge and freezer, integrated brushed chrome electric oven with induction hob and chimney style extractor, corresponding eye level units, larder style unit, radiator, space for table and chairs, recessed spotlighting. Door to side passage/utility.

### SIDE PASSAGE/UTILITY

With uPVC double glazed windows to side aspect, space and plumbing for washing machine, further appliance space, wall hung Glow Worm gas boiler providing the domestic hot water supply and gas central heating throughout the property, uPVC double glazed door giving access to the gardens.

### BEDROOM ONE

uPVC double glazed window overlooking the enclosed gardens, radiator.

### BEDROOM TWO

uPVC double glazed sliding patio doors with outlook and access onto the gardens and sun deck. Radiator.





### MODERN FITTED BATHROOM

Fully tiled walls, WC with concealed plumbing, wash hand basin set into vanity unit, bath, folding glazed shower screen with fitted dual function shower, ladder style towel rail/radiator, fitted extractor, uPVC obscure double glazed window.

### OUTSIDE

The property is approached over a tarmac driveway providing EXTENSIVE OFF ROAD PARKING. The driveway continues to the main entrance and on to a DETACHED GARAGE. Gated access to the gardens, also accessed from the utility/passageway and bedroom two. The gardens are fully enclosed with a raised sun deck immediately accessed from bedroom two. Paved patio/seating area. Further raised deck and level lawn with well stocked borders. External water supply.

### GARAGE

With roller door. uPVC double glazed window. Power and light.

MATERIAL INFORMATION - Subject to legal verification

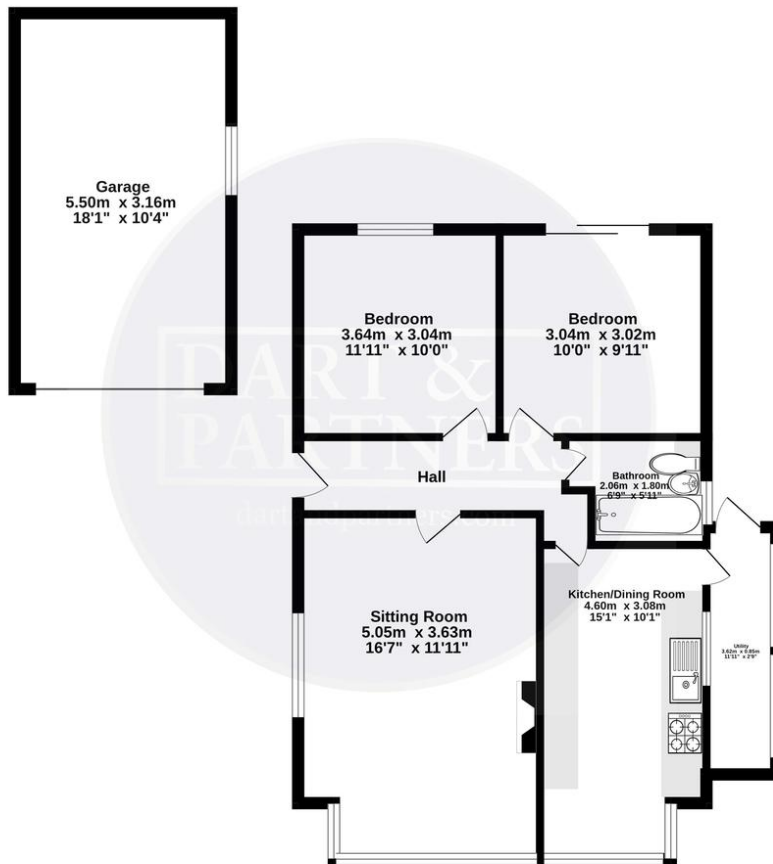
Freehold

Council Tax Band C

---



**Ground Floor**  
74.9 sq.m. (806 sq.ft.) approx.



TOTAL FLOOR AREA : 74.9 sq.m. (806 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

WWW.EPC4U.COM



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