



- MODERN EXTENDED SEMI DETACHED HOUSE
- SITUATED IN HIGHLY SOUGHT AFTER LOCATION IN DESIRABLE ESTUARY VILLAGE
- GARAGE AND PARKING
- ENTRANCE HALLWAY, CLOAKROOM
- LOUNGE DINER, LARGE KITCHEN
- SUN ROOM/CONSERVATORY
- THREE BEDROOMS, MODERN FITTED SHOWER ROOM
- GARDENS TO FRONT, SIDE AND REAR
- NO ONWARD CHAIN

## Manor Road, Bishopsteignton, TQ14 9SU      Guide Price £375,000

A rare opportunity to acquire a modern extended semi-detached home in highly sought after location within the desirable village of Bishopsteignton. 1 Manor Road has been extended at ground floor level and now provides extensive reception spaces, large kitchen, and ground floor cloakroom. To the first floor there are three bedrooms and a modern fitted shower room. the property stands on a corner plot including a level garden area to the side and rear, with off road parking and garage. There are pleasant views with some rooms taking in the river Teign estuary. Offered for sale with no onward chain.



## Property Description

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

### ENTRANCE HALLWAY

Attractive tiled flooring, radiator, stairs rising to upper floor. Door to useful deep under stairs store cupboard. Doors to...

### LOUNGE/DINING ROOM

With uPVC double glazed window overlooking the front aspect. Two radiators, stone and slate fireplace and surround with matching hearth and mantle, featured cherry wood framed and glazed casement double doors leading into the SUN ROOM/CONSERVATORY.

### SUN ROOM/CONSERVATORY

Of brick and uPVC construction with tiled flooring. Radiator, uPVC double glazed single door and French patio doors with outlook and giving access to the gardens, uPVC double glazed door leading through to the kitchen, also accessed via the entrance hallway.

### KITCHEN

Comprehensive range of cupboard and drawer base units under laminate work surfaces, one and a half bowl stainless steel drainer sink unit with mixer tap over, integrated wine rack, tiled splash backs with floral motifs, plumbing for washing machine, dishwasher, additional under counter spaces, space for American style fridge freezer, corresponding eye level units with under counter lighting, recessed shelving, glazed fronted display cabinets, extractor hood, cupboard housing wall hung Ideal gas boiler providing the domestic hot water supply and gas central heating, radiator, uPVC double glazed window overlooking the side gardens.

### CLOAKROOM

Continuation of tiled flooring from the entrance hallway, uPVC obscure double glazed window with tiled sill, WC, wash hand basin with cupboards below.





Dog leg stairs up to the...

#### FIRST FLOOR LANDING

uPVC double glazed window to front aspect. Hatch and access to loft space. Door to linen cupboard with slatted shelving. Doors to...

#### BEDROOM ONE

uPVC double glazed windows overlooking the rear aspect and gardens, with pleasant views across neighbouring properties to the river Teign estuary and opens farmland beyond. Radiator, extensive range of fitted wardrobes with hanging rails and fitted shelving.

#### BEDROOM TWO

uPVC double glazed window with similar outlook to bedroom one. Radiator.

#### BEDROOM THREE

uPVC double glazed window to front aspect. Radiator.



#### MODERN FITTED SHOWER ROOM

Suite comprising glazed shower enclosure with sliding glazed door, fitted dual function shower, WC with concealed plumbing, wash hand basin set into vanity unit, shaver socket, mirrored medicine cabinet, uPVC obscure double glazed window, ladder style towel rail/radiator, recessed spotlighting, fitted extractor.

#### OUTSIDE

**OFF ROAD PARKING** leading to the **GARAGE**. The property is approached over a paved pathway which extends to a gated access leading to the gardens. The pathway divides two low maintenance gravel beds and leads to the main entrance. 1 Manor Road occupies a corner garden plot bordered by an attractive stone wall with ranch style fencing and to the side of the property, accessed via the conservatory/sun room, is a side garden being paved and making an ideal patio/seating area with views over rolling hills. External power and water supply. Bordered by mature hedgerows with gravel terraces and a sleeper lined pathway extending along the man rear



gardens which are also accessed from the patio doors immediately onto paved patio, enjoying open views. The garden are laid to lawn with a mature copper beach tree and a continuation of mature hedgerow borders, Torbay palm and lower gravelled terraces.

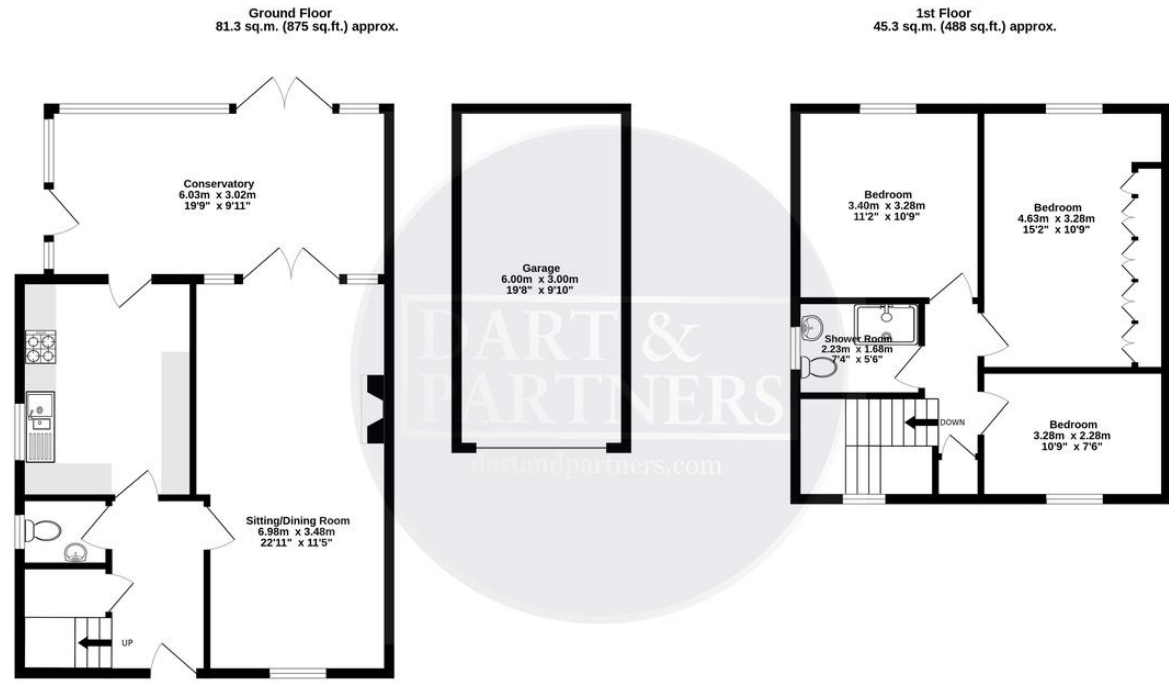
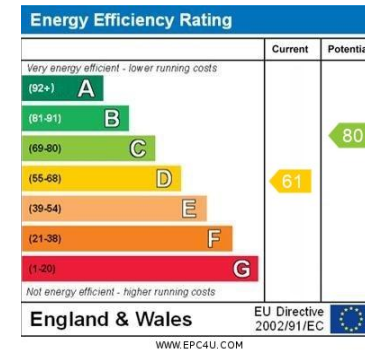
### GARAGE

With metal up and over door. Overhead eaves storage.

MATERIAL INFORMATION - Subject to legal verification

Freehold

Council Tax Band D



TOTAL FLOOR AREA : 126.6 sq.m. (1363 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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