



- DETACHED BUNGALOW IN DESIRABLE CUL DE SAC
- SOUTH FACING RECEPTION ROOM
- FAR REACHING SEA VIEWS
- KITCHEN, SIDE PORCH
- THREE BEDROOMS (ONE CURRENTLY IN USE AS A DINING ROOM)
- MODERN FITTED SHOWER ROOM, ADDITIONAL CLOAKROOM
- FRONT AND REAR GARDENS
- GARAGE AND PARKING

Hawkins Drive, Teignmouth, TQ14 8LT

Guide Price £365,000

Opportunity to purchase a detached three bedroom bungalow in a quiet cul de sac in a highly regarded residential location, positioned south of New Road with far reaching sea views, extensive parking, garage, front and rear gardens. The internal accommodation briefly comprises; entrance hallway, south facing reception room with far reaching sea views, kitchen, side porch, three bedrooms (one in use as a dining room), modern shower room and additional cloakroom.





## Property Description

Covered entrance with tiled steps and courtesy lighting leading to a uPVC obscure double glazed entrance door with leaded lattice-work and floral motif into the...

### ENTRANCE HALLWAY

Radiator, hatch and access to loft space, louvre door to boiler cupboard with wall hung Worcester gas boiler providing the domestic hot water supply and gas central heating throughout the property. Door through to...

### RECEPTION ROOM

A superb reception room with uPVC double glazed picture window with views over the front gardens and approach and across neighbouring properties out to sea. Three radiators, feature fireplace with inset coal effect fire, further uPVC smoked glazed window towards the main entrance.

### KITCHEN

Range of cupboard and drawer base units under laminate work surfaces with tiled splash backs, single drainer sink unit with mixer tap over, under counter appliance spaces, plumbing for washing machine and dishwasher, fully tiled walls, corresponding eye level units with corner display shelving, concealed extractor. Multi-paned obscure glazed door to a side porch.

### BEDROOM

uPVC double glazed window overlooking the rear gardens. Radiator. Door to built in wardrobe with hanging rail, fitted shelving and overhead storage.

### BEDROOM

uPVC double glazed window overlooking the rear gardens. Radiator.

### BEDROOM

Currently used as a dining room. With uPVC double glazed window to side aspect. Radiator. Doors to built in wardrobe with hanging rail and overhead storage.







### SHOWER ROOM

Fully tiled walls and floor, suite comprising shower enclosure with glazed sliding door/screen, fitted Triton shower, low level WC, wash hand basin set into vanity unit, radiator, mirror fronted medicine cabinets, uPVC smoked double glazed window.

### CLOAKROOM

Walls tiled to dado height, WC, wall hung wash hand basin, radiator, uPVC smoked double glazed window.

### OUTSIDE

The property is approached over a tarmac driveway providing TANDEM PARKING for several vehicles and leading to the GARAGE. The front gardens are laid to lawn, divided by a pathway from the drive which extends to the main entrance. There is a crazy paved terrace enjoying the far reaching sea views and the gardens are bordered by well stocked flower beds. There is gated access to the enclosed rear gardens, also accessed via the side porch. The rear gardens are fully enclosed with a paved patio/seating area and lawns with well stocked borders.



### GARAGE

With electronically operated roller door, power and light, window to rear.

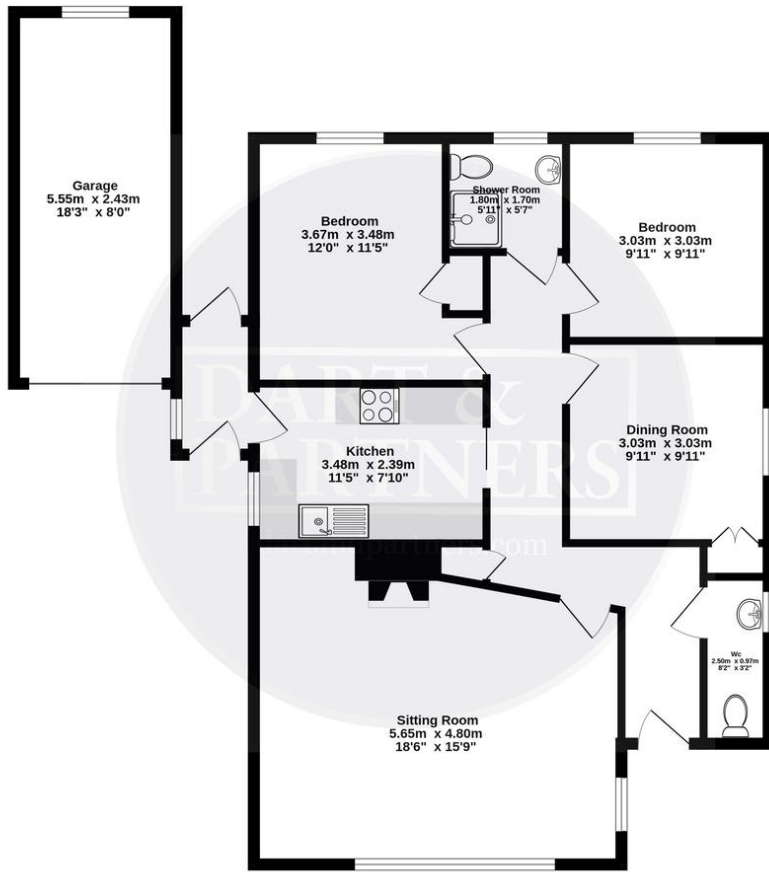
MATERIAL INFORMATION - Subject to legal verification

Freehold  
Council Tax Band D

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**Ground Floor**  
94.5 sq.m. (1017 sq.ft.) approx.



**TOTAL FLOOR AREA : 94.5 sq.m. (1017 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



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