



- WELL PRESENTED DETACHED BUNGALOW
- TUCKED AWAY LOCATION WITH EASY ACCESS TO TOWN AND BEACH
- LOUNGE/DINING ROOM
- KITCHEN/BREAKFAST ROOM, UTILITY
- BATHROOM, SEPARATE WC
- THREE BEDROOMS
- RIVER VIEWS
- GARAGE AND GARDENS

Westbrook Avenue, Teignmouth, TQ14 9EL Guide £375,000

Well presented detached bungalow in a tucked away location with easy access to Teignmouth town centre, seafront, beaches and mainline railway station. Garage, gardens, lounge/dining room, kitchen/breakfast room, utility, bathroom, separate WC, three bedrooms, river views.



Property Description

An opportunity to purchase a well presented detached bungalow in a tucked away location with easy access to Teignmouth town centre, seafront, beaches, mainline railway station and in close proximity to Shaldon bridge. The bungalow benefits from garage, gardens surrounding the property which enjoys views as shown of the nearby river Teign estuary from all principal rooms. The accommodation briefly consists of lounge/dining room with multi-fuel burner, kitchen/breakfast room with modern fitted kitchen, utility, bathroom, separate WC, three bedrooms.

Canopied entrance with courtesy lighting, uPVC obscure double glazed window with leaded lattice work and floral motif with corresponding side panel into the:

ENTRANCE HALLWAY

Radiator, laminate flooring, hatch and access to loft space, double doors to cloaks cupboard with high level storage over, attractive timber doors with inset glazing into:

LOUNGE/DINING ROOM

uPVC double glazed window overlooking the front aspect and approach with superb views of the river Teign estuary taking in Shaldon bridge, Ringmore towards Combeinteignhead and open farmland beyond, and across west Teignmouth towards Haldon moor. Two radiators, stripped wooden floorboards, feature recessed multi-fuel burner.

KITCHEN/BREAKFAST ROOM

Accessed via an inset glazed doorway from the hallway. Modern fitted comprehensive range of high gloss base units under stone work surfaces with tiled splashbacks, concealed Electrolux dishwasher, sink unit with drainer, ceramic four ring Elecrolux hob with concealed extractor hood over, corresponding eye level units, cupboard housing a wall mounted Vailant gas combination boiler providing the domestic hot water supply and gas central heating throughout the property, fitted Neff electric oven with hide and slide door, uPVC double glazed window overlooking the rear gardens, radiator, tiled flooring, recessed spotlighting, space for





American style fridge/freezer, space for table and chairs, uPVC double glazed French patio doors giving access and outlook onto the side garden extending to the river Teign estuary, uPVC double glazed door with access to the utility room. There is a feature multi-paned window between the kitchen/breakfast room and lounge.

UTILITY ROOM

uPVC double glazed windows overlooking the rear garden, uPVC double glazed door giving access to the garden, tiled flooring, laminate work surface with circular steel sink and mixer tap over, base unit, space and plumbing for automatic washing machine, space for tumble dryer.

BEDROOM 3

Radiator, uPVC double glazed window overlooking the front aspect and enjoying the aforementioned river and rural views.

BEDROOM 2

uPVC double glazed window to side aspect, radiator.

MASTER BEDROOM

uPVC double glazed window overlooking the front aspect with superb river and rural views, radiator, range of fitted mirror fronted wardrobes with sliding doors.

BATHROOM

Modern fitted contemporary bathroom consisting of white suite with P-shaped shower bath, glazed screen, fitted Triton shower, wall mounted wash hand basin with cupboards under, low level WC, fully tiled, chrome effect ladder style towel rail/radiator, fitted extractor, uPVC frosted double glazed window, shaver light and socket.

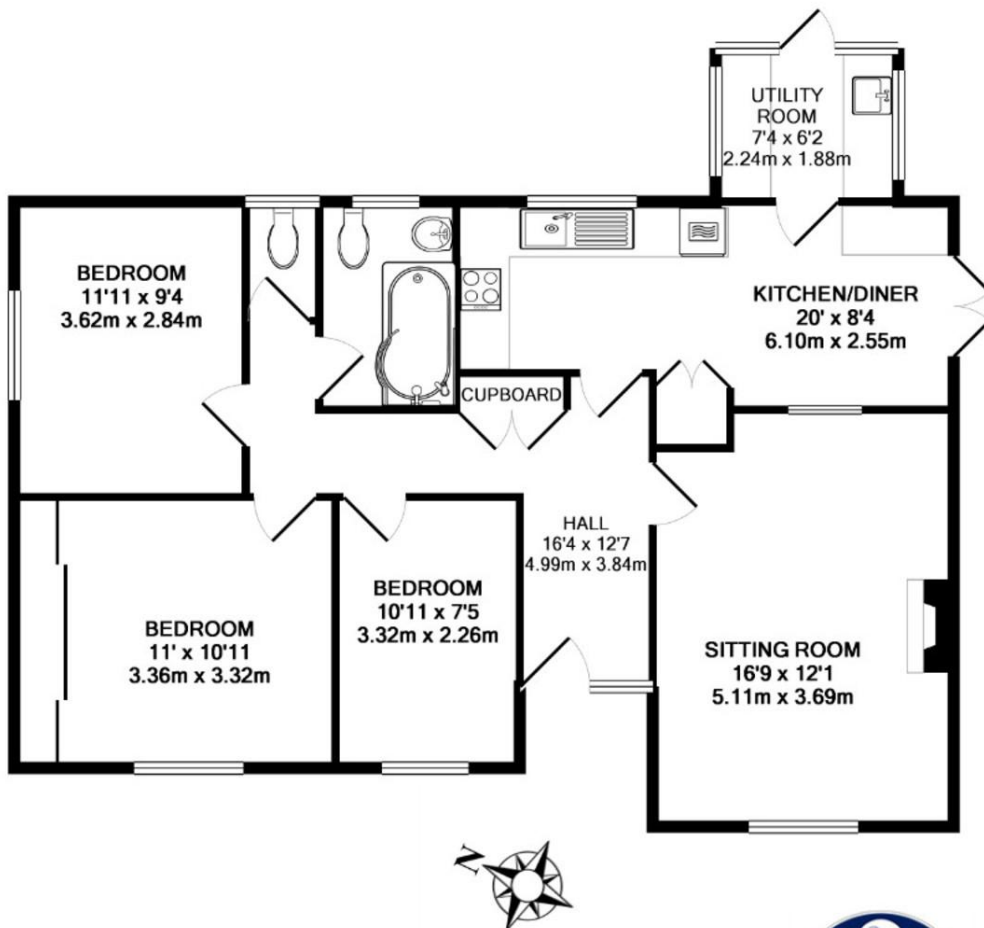
SEPARATE WC/CLOAKROOM

Radiator, low level WC, uPVC frosted double glazed window.

OUTSIDE

The bungalow is approached via pedestrian access with gentle sloping steps up into the garden. The front gardens consist of established gravel beds, raised flower beds, mature hedgerow. Gated access leading to the rear gardens.





TOTAL APPROX. FLOOR AREA 917 SQ.FT. (85.2 SQ.M.)

Please Note: This floor plan has been prepared as a general guide and should not be relied upon as anything other than an approximate representation of the property.
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River and rural views are enjoyed from the front and side gardens. The side and rear gardens can be accessed from the kitchen/breakfast room or utility, are fully enclosed and offer a high level of privacy and sedusion via an appealing Devon stone wall. There are areas of level lawn, mature trees and shrubs, an outside water tap, and a private seating area taking in the views.

CELLAR

Accessed via the side garden a door to useful cellar providing additional and ample storage with lighting.

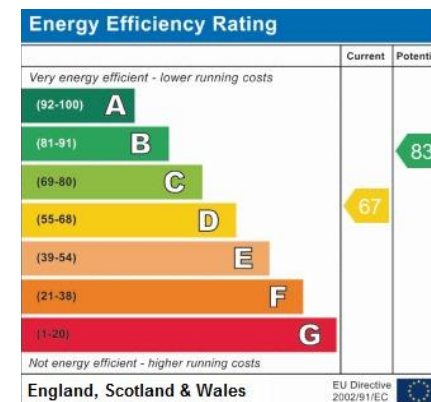
GARAGE

Single garage with metal up and over door.

MATERIAL INFORMATION - Subject to legal verification

Freehold

Council Tax Band C



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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