



## 4 Elm Grove, Teignmouth

Guide Price £350,000

DART &  
PARTNERS  
Established 1971





## 4 Elm Grove

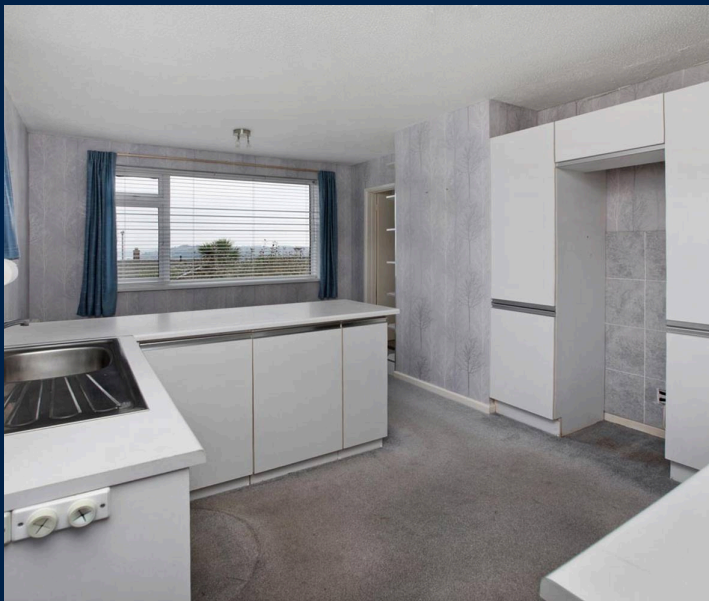
Teignmouth

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

- A WELL POSITIONED DETACHED SOUTH FACING BUNGALOW
- IN A HIGHLY REGARDED RESIDENTIAL LOCATION
- ENJOYING SEA AND COASTAL VIEWS
- OFFERED FOR SALE WITH VACANT POSSESSION, NO CHAIN
- ENTRANCE HALLWAY, DUAL ASPECT LOUNGE WITH SEA AND COASTAL VIEWS
- KITCHEN DINING ROOM ENJOYING COASTAL AND RURAL VIEWS
- TWO BEDROOMS, DRESSING ROOM/STUDY/NURSERY
- SHOWER ROOM, SEPARATE WC
- GARDENS TO FRONT, SIDE AND REAR
- DRIVEWAY PARKING AND GARAGE





A well positioned detached south facing bungalow in a highly regarded residential location enjoying sea and coastal views. The bungalow is offered for sale with vacant possession with accommodation briefly comprising; entrance hallway, dual aspect lounge with sea and coastal views, kitchen dining room enjoying coastal and rural views, two bedrooms, dressing room/study/nursery, shower room, separate WC, gardens to front, side and rear, driveway parking and garage.

Recessed entrance with courtesy lighting to a uPVC obscure double glazed window and corresponding side panel into the...

#### ENTRANCE HALLWAY

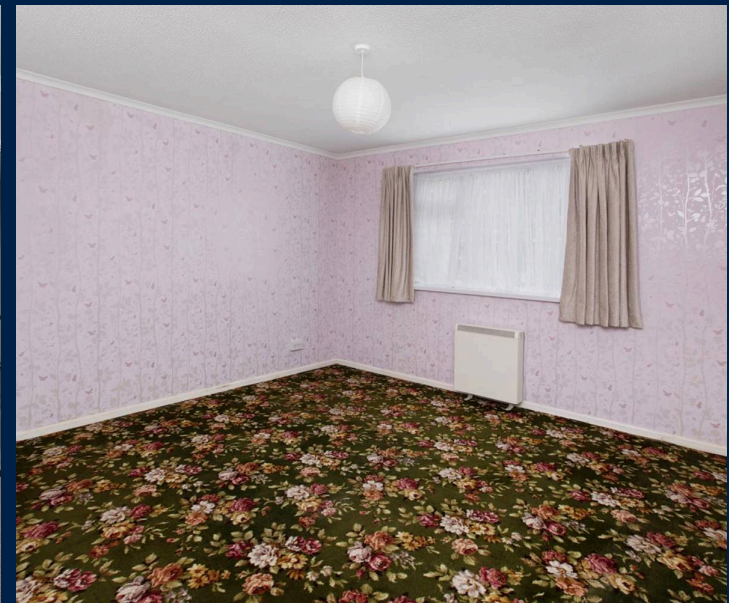
Hatch and access to loft space, door to linen cupboard with lagged hot water cylinder and slatted shelving, Dimplex night storage heater. Doors to...

#### LOUNGE

Dual aspect with uPVC double glazed windows to front and side aspect with south facing sea and coastal views, also heading inland over open farmland towards Dartmoor. Dimplex night storage heater, feature brick fireplace with tiled hearth and wooden mantle over. Door through to...

#### KITCHEN DINING ROOM

Also accessed from the entrance hallway. Kitchen area with a range of cupboard and drawer base units under laminate rolled edge work surfaces, single drainer stainless steel sink unit with mixer tap over, space for cooker, extractor hood, additional storage cupboards, space for additional appliances. Dining area with corner display shelving, Dimplex night storage heater, uPVC double glazed window with views over the front gardens and enjoying the aforementioned sea, coastal and rural views, further uPVC double glazed window to side aspect, uPVC obscure double glazed door giving access to the side pathway.







## BEDROOM

uPVC double glazed window overlooking the rear gardens. Night storage heater.

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uPVC double glazed window overlooking the rear gardens. Night storage heater.

## DRESSING ROOM/STUDY/NURSERY

Night storage heater. Doors to fitted wardrobes with hanging rail and fitted shelving, high level storage over, uPVC double glazed window to front aspect enjoying the southerly sea and coastal views.

## WC

Fully tiled, low level WC, uPVC obscure double glazed window.

## SHOWER ROOM

Fully tiled, shower enclosure with glazed door/screen, fitted shower, pedestal wash hand basin, uPVC obscure double glazed window, fitted mirror, wall hung Dimplex electric heater.

## OUTSIDE

The bungalow is approached over a tarmac drive providing TANDEM PARKING for three+ vehicles and leading to an ATTACHED GARAGE. To the front of the bungalow is a large gravel bed with inset circular brick feature and well stocked flower bed borders enjoying the south facing views. There is a paved pathway leading to a side garden with access to the kitchen dining room. External water supply. The pathway continues to the rear garden which have been tiered and gravelled with a paved patio/seating area and well stocked flower beds. From the patio there are far reaching sea and coastal views. The garden enjoys the passage of the sun throughout the day.





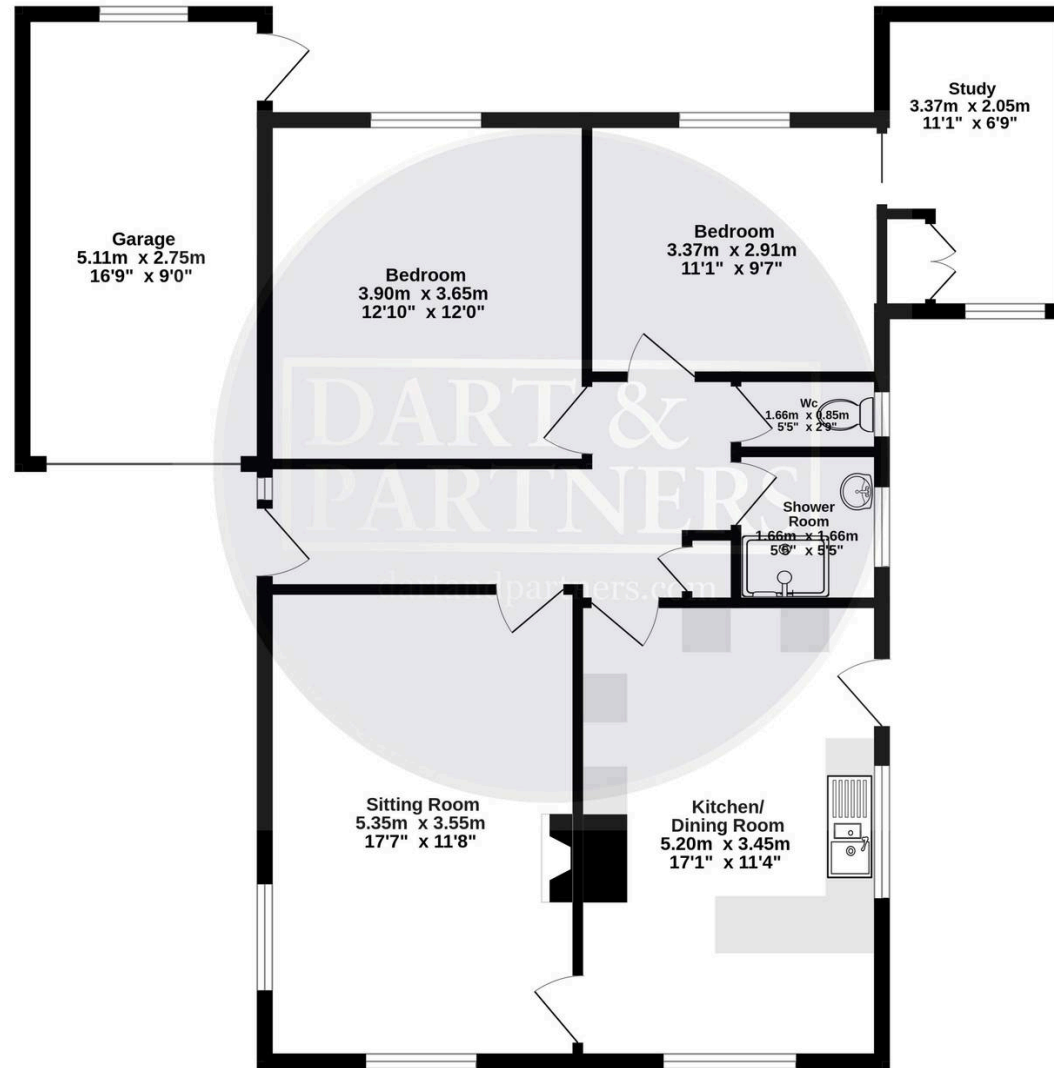
## ATTACHED GARAGE

With electronically operated up and over door, power and lighting, uPVC obscure double glazed window, courtesy door to the rear gardens.





**Ground Floor**  
**94.8 sq.m. (1020 sq.ft.) approx.**



**TOTAL FLOOR AREA : 94.8 sq.m. (1020 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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