

**SAMPLE  
MILLS**



**Grange Park  
Bishopsteignton  
Teignmouth  
Devon**

**£399,000**  
FREEHOLD





## Grange Park, Bishopsteignton, Teignmouth, Devon

**£399,000 freehold**

A Detached Bungalow that has been updated to a high standard with far reaching views over the Estuary, and countryside, and is situated in a cul-de-sac position.

Bishopsteignton is a desirable estuary village with an excellent local community. The village has many amenities including a primary school, pubs, churches, pharmacy, doctors' surgery, post office, general stores and small hotel. A bus service also provides access to the coastal town of Teignmouth 2 miles to the east, which again offers all local amenities to include an 18 hole golf course. Mainline rail services are available in both Newton Abbot and Teignmouth to London Paddington. The A380 dual carriageway linking Torbay to the south with Exeter and the M5 to the north passes within 2 miles of the village.

Internally, the accommodation comprises entrance porch leading to a large lounge/diner with energy saving windows, exterior sun blind and Estuary views, kitchen with built-in Belling double oven, induction hob, cooker hood and a cupboard with integrated folding ironing board, 2 double bedrooms and a recently fitted shower room with underfloor heating.

The property is fully alarmed, has an attached garage with electric up and over door, off road parking, summerhouse, outside storage shed, well-manicured gardens and fine open outlook over the Estuary and countryside.

Viewing is strongly recommended.



uPVC double glazed door to:

### Entrance Porch

Display windows. Port window. BT point. Oak door through to:

### Lounge/Dining Room – 6.80m x 6.40m (22'4" x 21'0")

#### Lounge Area

uPVC double glazed windows looking over the front with views over the Estuary and over the countryside. Exterior sun blind. Two double panelled radiators. Coving to ceiling. TV point. Walk-through to:

#### Dining Area

Double panelled radiator. uPVC double glazed sliding patio doors onto the rear garden. Serving hatch with window. Oak door through to:

### Kitchen – 3.30m x 2.20m (10'10" x 7'3")

A modern fitted kitchen with a good range of fitted base units with rolled edge worktop surface areas. Built-in induction hob with built-in double Belling oven. Blanco drainer 1½ with mixer tap and water filter. Partially tiled walls. uPVC double glazed windows. A further range of fitted base units with prep area. Partly tiled walls. Wall mounted cupboards fitted throughout. Built-in cupboard which houses the ironing board. Space for fridge/freezer. Wooden effect flooring. Plumbing for washing machine. Extractor cooker hood.

Off the lounge, there is an Oak door onto:

### Inner Hallway

Access to loft area which has a light and ladder, partially boarded and is fully insulated. Cloaks cupboards with shelving and hanging rail. Storage cupboard, one housing the combi gas central heating boiler.

### Master Bedroom – 4.30m x 3.60m (14'1" x 11'10")

Double panelled radiator. uPVC double glazed window looking over the front, again fine views over the Estuary, the countryside, over the hills and over the front lawn.

### Bathroom – 3.31m x 1.50m (10'10" x 4'11")

A recently fitted suite. 1.7m walk-in shower cubicle with glass panels and curved door. Fully tiled walls with pattern. Fitted chrome shower with attachment over. Obscure uPVC double glazed window. Vanity wash-hand basin with chrome waterfall mixer tap. Low level w/c. Extractor fan. Coving to the ceiling. Ladder radiator. Tiled flooring. Low level lighting. Underfloor heating with it's own separate thermostat control in the airing cupboard. Circular light.

### Bedroom 2 – 3.07m x 2.70m (10'1" x 8'10")

uPVC double glazed window looking over the rear. Double panelled radiator. Coving to the ceiling.

### Garage – 4.90m x 2.60m (16'1" x 8'6")

Electric up and over door. Consumer unit. Sealed obscure glazed window. Power and light. Shelving. Storage cupboard. Gas and electric meters.

### Outside

The property has a driveway with off road parking and path leading to the front door with steps, and an open planned lawned garden surround.

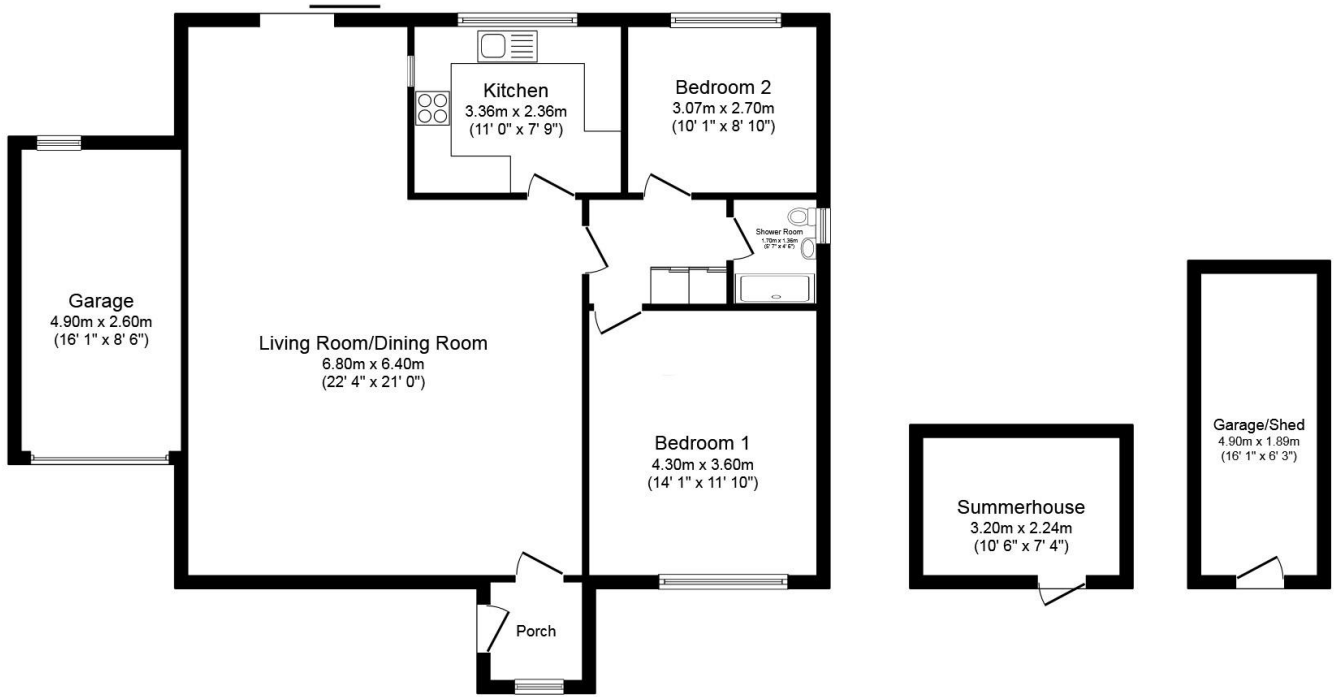
The rear garden comprises a wooden gate and panelling leading around to the side which has a composite path patio slabbed area, a wooden garden shed, it benefits from a wooden summerhouse which again looks over the Estuary. The garden is tiered on 3 levels with raised wall, paving, rockery displays, shrubs and plants to the rear. There is also an outside water tap.

### Agents Note

Council Tax Band: 'D' £2238.22 for 2023/24

EPC Rating: 'C'





**Floor Plan**

**Outbuilding**

Total floor area 123.0 sq.m. (1,324 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C	71   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.