

**SAMPLE
MILLS**



**Grange Park
Bishopsteignton
Devon**

£465,000

FREEHOLD





Grange Park, Bishopsteignton, Devon

£465,000 freehold

A brick built detached bungalow with rendered elevations situated in a prime location within the sought after village of Bishopsteignton enjoying fine Teign Estuary views, the surrounding area and countryside beyond. The property occupies a good sized plot with mature gardens to the front and rear.

The accommodation internally comprises entrance hall, spacious lounge offering delightful views to the front aspect over the surrounding area, separate dining area, kitchen overlooking the rear garden, 2 bedrooms, the master overlooking the front aspect with open outlook towards the Teign Estuary and countryside beyond, and with an En Suite Shower, plus a separate bathroom.

To the front of the property there is a driveway providing off road parking and an open plan garden. There is also a garage with new ceiling/roof. It has an alarmed door, strip lighting, heater, 10 power sockets and double glazed window to rear.

The rear garden comprises a paved patio area and separate lawned area, and a timber Summerhouse where you can sit and enjoy the open outlook over the countryside beyond. To the rear of the garage, is a shed/utility, which houses a drawer freezer, tumble dryer and spin dryer.

For purchasers seeking a detached bungalow in this quiet and sought after location, viewing is highly recommended. The property is being sold with no onward chain.



Storm Porch

Lantern. Meter cupboard, uPVC double glazed door and display window leading into

Entrance Hall

Single panelled radiator. Cupboard housing consumer box. Coving to ceiling with ceiling rose. Arch through to

Inner Hall

Airing cupboard with hot water tank and fitted shelving. Immersion switch. Storage space above. Thermostat control. Timer control unit for central heating. Access to loft space. Door to

Lounge/Dining Room

Lounge - 5.10m x 3.9m (16'9" x 12'10")

Feature fireplace with wooden surround and marble effect insert with tiled hearth. Mantel over. Coving to ceiling with ceiling rose. uPVC double glazed window to front aspect with excellent views towards the Teign Estuary, the surrounding area and countryside beyond. Double panelled radiator. TV point. Arch with coving through to

Dining Room - 2.9m x 2.4m (9'6" x 7'10")

Double panelled radiator. uPVC double glazed window to rear aspect overlooking the rear garden. Serving hatch.

Kitchen - 2.9m x 2.7m (9'6" x 8'10")

Incorporates a range of fitted base units with worktop surface areas over. Matching range of wall mounted cupboards with display cabinets. One and a half bowl stainless steel sink drainer unit with chrome mixer tap over. Further fitted worktops with wall mounted cupboards. Vinyl flooring. Plumbing for washing machine. Gas and electric cooker points. Wall mounted electric heater. Door providing access onto the rear garden.

Bedroom 1 - 3.7m x 3.7m (12'2" x 12'2")

uPVC double glazed window to front aspect boasting fine Teign Estuary views. Single panelled radiator. Coving to ceiling with ceiling rose.

En Suite Shower Room

Shower cubicle with fitted Mira Sport shower. Low level WC.

Bedroom 2 - 3.8m x 3.7m (12'6" x 12'2")

uPVC double glazed window to rear aspect. Single panelled radiator. Coving to ceiling with ceiling rose.

Bathroom

Semi circular shower cubicle with fitted Mira shower and tiled walls. Low level WC. Wash hand basin. uPVC obscure double glazed window. Medicine cabinet. Single panelled radiator. Fixed mirror.

OUTSIDE

Driveway to the front of the property providing off road parking. Open plan lawned garden with path leading to the front door. Good range of mature plants and shrubbery. Gravelled path provides access round to the rear.

The rear garden comprises paved patio benefitting from an open outlook over the surrounding area and countryside beyond. There is a good range of mature plants and shrubbery. Timber Summerhouse where you can sit and enjoy the open views. Stone wall surround with feature borders stocked with mature plants and shrubbery. Step down onto a lawned area surrounded by borders again stocked with mature plants and shrubbery. Fence surround. Outside water tap. Side access to the front. Timber garden shed with shelving, light and power.

Garage

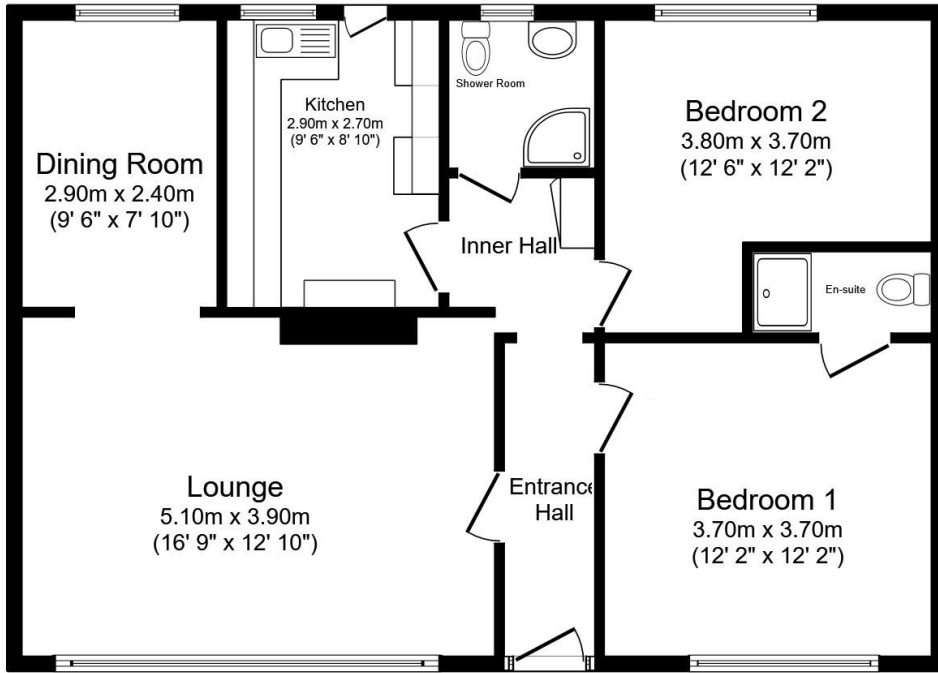
There is also a new ceiling/roof. It has an alarmed door, strip lighting, heater, 10 power sockets and double glazed window to rear. To the rear of the garage, is a shed/utility, which houses a drawer freezer, tumble dryer and spin dryer.

AGENTS NOTE

Council tax band: 'D' £2350.46 for year 24/25

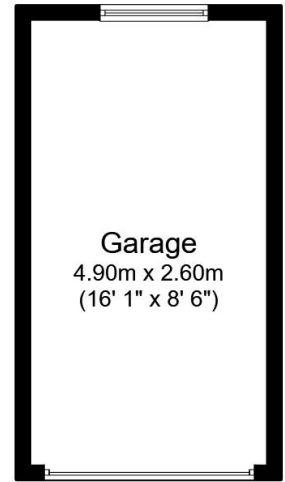
EPC rating: 'D'





Floor Plan

Floor area 70.0 m² (754 sq.ft.)



Garage

Floor area 12.7 m² (137 sq.ft.)

TOTAL: 82.8 m² (891 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



3 Bank Street
Newton Abbot
TQ12 2JL

Tel: 01626 367018
sales@samplemills.co.uk

www.samplemills.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	55 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.