



## 7 Bronescombe Avenue, Bishopsteignton, TQ14 9SR

£475,000 Freehold

Linked Detached Bungalow • Stunning Far Reaching Views Across Teign Estuary • Fabulous Decked Front Terrace with Breath Taking Views • Lounge With Fantastic Estuary Views & Log Burner • Large Kitchen/Diner • Three Bedrooms (Master En Suite & Estuary Views) • Modern Stylish Shower Room • Vast Storage Areas & Workshop • Beautifully Landscaped Rear Garden With Magnificent Estuary Views • Driveway Parking & Garage

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Stepping into the spacious, bright and impressive entrance hallway, there is a useful generous store cupboard with light. Doors lead off to the principal rooms and there is access to the loft space.

The tasteful living room is beautifully bright and offers truly stunning elevated far reaching views across the Teign Estuary. Sliding doors access the decked terrace where, during the finer weather, this is an unbeatable spot to enjoy the beautiful river views and sunshine. A solid limestone fire surround and hearth houses a log burner for the colder evenings making this an exceptionally cosy space with the backdrop of the village and river through the glass sliding doors.

The modern kitchen/diner is a generous size with duck egg coloured base and wall units with wood effect worktop and matching upstand. A matching kitchen island provides extra storage and further seating. There is a dual fuel Range oven, integrated dishwasher and integrated bin store and there is ample room for a fridge/freezer. The high quality kitchen enjoys pull out and carousel units to maximise storage space. The window in the kitchen overlooks the rear garden with a further obscure glazed window in the dining area.

The installation of a fabulous roof window in the dining area floods the space with natural light. There is useful storage with shelving which also houses the hot water cylinder. A uPVC stable door with tilt and turn window leads out to the rear garden.

The master bedroom has the most breath taking views to wake up to, spanning the Teign Estuary and beyond and benefits from stylish high gloss and mirrored built in storage incorporating hanging and shelving. A door leads through to the en suite shower room with large shower cubicle, pedestal wash hand basin and dual flush WC. There is a ladder style towel rail and extractor.

Two further bedrooms also enjoy built in storage with further overhead storage, one of which overlooks the rear garden and the other has a side aspect.

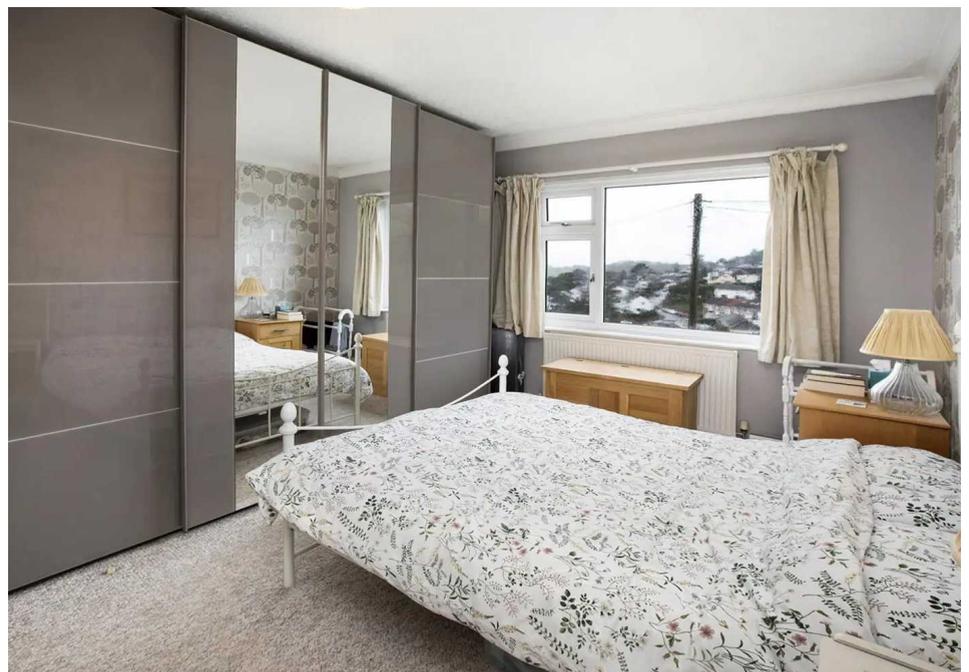
The shower room comprises large shower cubicle with screen and rainfall shower head with additional hand held attachment. Concealed cistern dual flush WC and wash hand basin in vanity with storage below. There is a ladder style towel rail.

The bungalow also enjoys the benefit of photovoltaic solar panels.

The front of the property enjoys ample on road parking in addition to the driveway and garage. A crazy paved pathway to the front and side of the property leads to the rear where there is access to the under house storage with light, power and plumbing for a washing machine. There is an area of lawn to the front and established planting. Steps and handrail lead up to the front door and decked terrace which continues around the side of the bungalow to the rear garden. This makes a truly stunning space to enjoy the magnificent views and for entertaining with ample room for garden furniture. The rear of the property is paved with a greenhouse sited to one side. A few steps pass an area of established planting and lead up to the landscaped higher levels of the garden accessed by steps or a gentle pathway. A feature pond with loose stone surround leads to a seating area to take in the uninterrupted Estuary views and there is a good sized area of level lawn. The garden is unoverlooked with fence and hedge boundary. There is an outside tap and outside lighting. There is access to the front of the property at both sides.



Bishopsteignton is a highly desirable estuary village with an excellent community feel. The village has many local amenities including a primary school, two pubs, churches, a pharmacy, a local brewery, post office, general stores and a small hotel.



**MEASUREMENTS:**

Lounge 15' 8" x 13' 1" (4.77m x 4m), Kitchen/Diner 20' 3" x 19' 6" (6.17m x 5.94m), Bedroom 15' 11" x 10' 11" (4.86m x 3.32m), En Suite 6' 8" x 4' 11" (2.02m x 1.53m), Bedroom 10' 11" x 8' 11" (3.32m x 2.73m), Bedroom 10' 11" x 9' 7" (3.34m x 2.93m), Shower Room 9' 2" x 6' 2" (2.8m x 1.88m), Utility/Store 17' 1" x 11' 3" (5.2m x 3.43m), Further Storage (restricted height) 9' 6" x 8' (2.9m x 2.44m), Garage 22' 11" x 9' (6.98m x 2.75m), Workshop 22' 11" x 5' 8" (6.98m x 1.72m)



Council Tax Band E - £2,735.60 per year

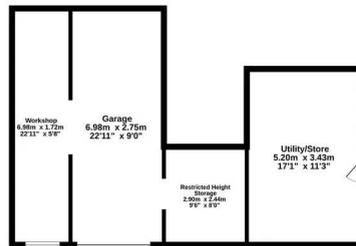
Tenure: Freehold

Mains Services: Gas, Electric & Water

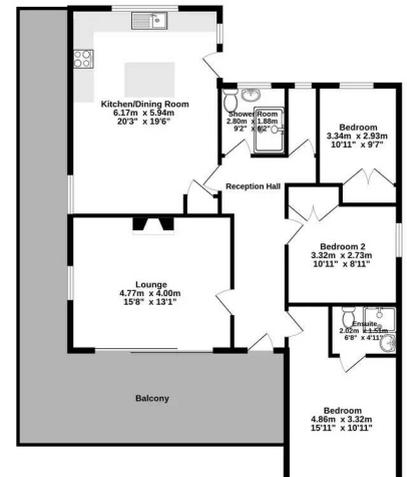
Broadband Speed - Ultrafast 1000 Mbps (According to OFCOM)



Garage/Storage  
56.1 sq.m. (604 sq.ft.) approx.



Ground Floor  
97.8 sq.m. (1053 sq.ft.) approx.



TOTAL FLOOR AREA: 154.0 sq.m. (1657 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. Made with Metronix C2024.