



9 Boyds Drive, TEIGNMOUTH

£500,000 Freehold

Immaculate Detached Bungalow • Desirable East Teignmouth Location Close to Town • Two Double Bedrooms • Sun Room/Occasional Third Bedroom • Lounge with Separate Dining Area • Beautiful Kitchen/Breakfast Room • Two Luxurious Shower Rooms (One En Suite) • Exquisite Easy to Maintain Gardens • Level Bricked Paved Driveway and Garage • EPC - C

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Stepping into this immaculate property you enter a good sized entrance porch with tiled flooring and useful shoe/storage cupboards. The inner entrance door leads into a large hallway that has a useful full height mirrored storage cupboard.

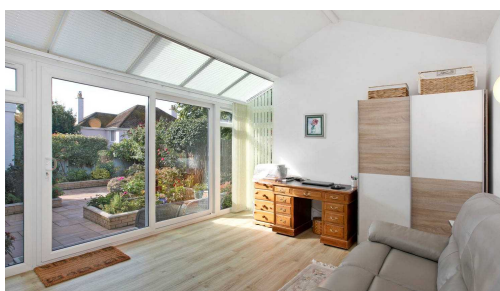
The double aspect lounge has a feature fireplace with gas fire and a distant sea view. The separate dining area leads off the lounge. A door leads through to the large, truly beautiful well equipped kitchen. There are ample kitchen base and wall units in sea mist colour. All worktops are genuine granite and have an extended breakfast bar. There is a built in Bosch combi oven microwave. Included is an electric hob with cooker hood over, space for a fridge/freezer, a built in Bluetooth dishwasher; washing machine and tumble drier, the latter has been cleverly concealed under the central island. There is a stainless steel sink unit with mixer tap inset to the central island unit. Ceiling spotlights and a pendant light plus two large windows finish off this beautiful kitchen.

A long, well lit corridor leads to a large sun room, multipurpose room. Here the full width patio doors look out onto the easily maintained pleasant rear garden. This room has a fully tiled roof and a vaulted ceiling. The flooding light in this room makes this an ideal place to sit and enjoy the exquisite garden which is paved in Indian rainbow sandstone and has raised beds. This large room could be used for a number of purposes, including an occasional third bedroom. The two double bedrooms, off the main entrance hall, have a pleasant view onto the rear garden. The main bedroom has built in wardrobes and the second bedroom has an en suite shower room. Both shower rooms are luxuriously appointed with large walk in shower enclosures, both have rainfall showers, and separate hand held attachments and marble effect full wall splash back panels. The wash hand basins are set in units with work tops to the side and cupboards under. Both bathrooms have large electric lit wall mirrors over the sink and the low level flush WCs have concealed cisterns within the units. The shower rooms have ladder style radiators, extractor fans and ceiling spotlights. The en-suite shower room has an obscure glazed window to the side and the main shower room has a ceiling skylight. The property is double glazed and is gas centrally heated. The property is double glazed and is gas centrally heated.

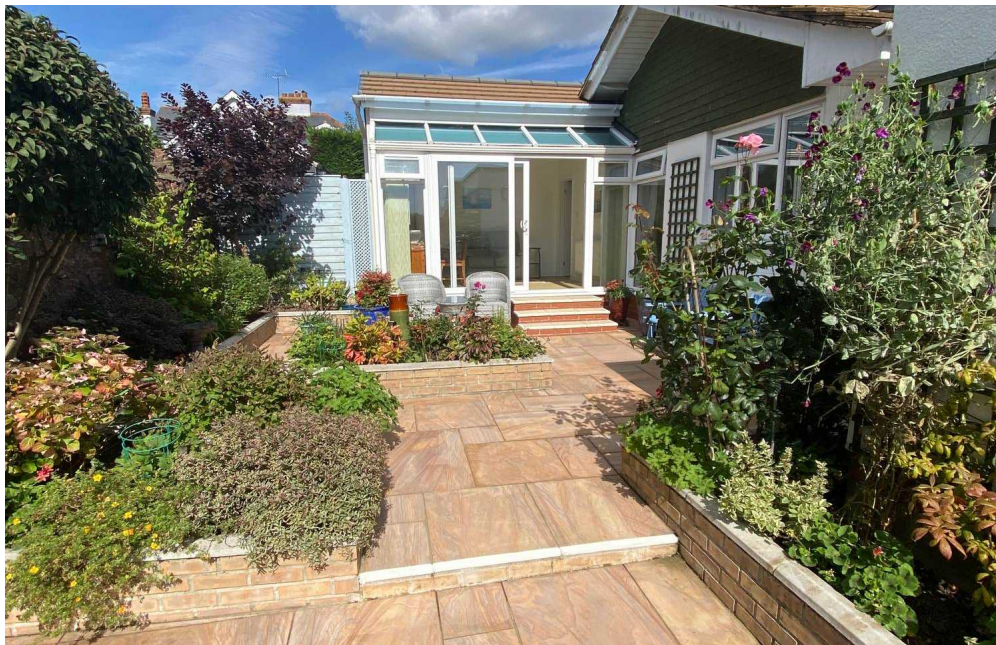
MEASUREMENTS - Lounge/Diner 7.57m x 5.50m (24'10" x 18'1"), Kitchen 4.26m x 4.13m (14'0" x 13'7"), Sun Room 3.57m x 3.46m (11'8" x 11'4"), Bedroom 4.63m x 3.05m (15'2" x 10'0"), Bedroom 4.38m x 3.31m (14'4" x 10'10"), Garage 5.74m x 2.83m (18'10" x 9'3")



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Teignmouth is a popular seaside resort on a stretch of red sandstone along the South Devon Coast. It is a coastal town that has a historic port and working harbour, with a Victorian Pier and promenade. There are sandy sea and river beaches excellent for sailing and water sports with two sailing clubs and a diving school. Teignmouth has a comprehensive range of facilities including supermarkets, local independent shops, a selection of bars and restaurants, a small hospital, the Den with a Green Flag Awarded children's play park and both state & independent schools.



Tenure Freehold

Council Tax Band D – £2460pa

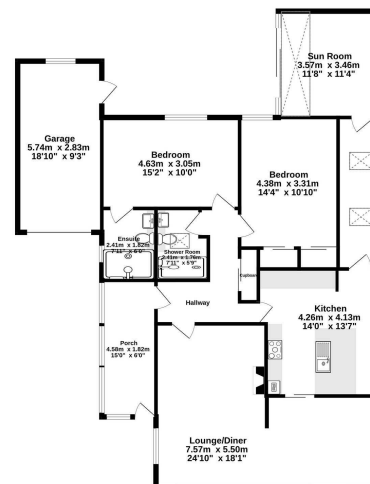
Mains Services- Gas, Electric and Water

EPC – C

Broadband- Ultrafast 1000 Mbps (According to OFCOM)



Ground Floor
140.3 sq.m. (1510 sq.ft.) approx.



TOTAL FLOOR AREA : 140.3 sq.m. (1510 sq.ft.) approx.

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