



5 St. Mary Magdalen Close, Bishopsteignton

£350,000 Freehold

Village Location • Three Bedrooms • Lounge with Full Height Window • Modern Fitted Kitchen/Diner • Downstairs WC • Family Bathroom • Master Bedroom En-Suite • Rear Garden • Two Allocated Parking Spaces • EPC - C

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On entering the property via the timber and glazed front door to the hallway there is a useful understairs cupboard, stairs rising to the first floor and doors leading to the principle rooms. There is a downstairs Cloakroom/WC with a PVCu obscure double glazed window to the side, wall hung wash hand basin with mixer tap and tiled splash backs, low level WC, radiator and Karndean tile effect flooring.

The lounge is a good size room with a PVCu double glazed full height triple window to the front aspect. The kitchen has a PVCu double glazed window to the rear aspect and a range of wall and base units with granite work surfaces and splash backs. There is an inset stainless steel gas hob with stainless steel extractor canopy over, inset stainless steel one and a half bowl sink unit with mixer tap, built in under worktop fridge and freezer, built in washing machine and built in dishwasher. The dining area has a PVCu double glazed window to the rear aspect and a PVCu double glazed door to the rear garden. There is Karndean tile effect flooring in the kitchen/diner.

Ascending the stairs to the landing there is a loft hatch, airing cupboard with slatted shelving and electric heater and doors leading off to the bedrooms and bathroom. Bedroom one has a PVCu double glazed full height triple window to the front aspect, built in wardrobe and en-suite comprising tiled shower enclosure with glazed bi-folding door, low level WC and wall hung wash hand basin with mixer tap. There are partly tiled walls, a chrome ladder style radiator and kardean tile effect flooring. The two further bedrooms have uPVC double glazed windows to the rear aspect. The bathroom has a PVCu obscure double glazed window to the front and a panelled bath with shower over, wall hung wash hand basin and close coupled WC. There is a shaver socket, chrome ladder style radiator, partly tiled walls and Karndean flooring.

The front garden is enclosed by a wall and wrought iron railings and entered by a feature wrought iron gate.

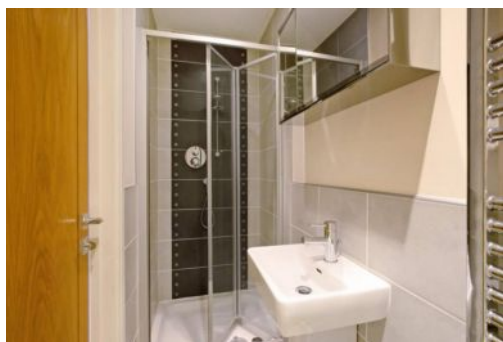
The rear garden is accessed from the dining area. There is a patio and lawn, with flower bed border, enclosed by brick wall and fencing. There is an outside tap and outside light and timber shed. A paved path leads around the side of the property to the front via a timber gate. A further timber gate at the rear of the garden accesses the two allocated parking spaces behind the property.



Tenure: Freehold
Council Tax Band C- £2189.92 per annum

Mains Services- Gas, Electric & Water. Mains sewerage.

Broadband Speed- Ultrafast 1000 mbps (According to OFCOM)



Bishopsteignton is a popular estuary village with a range of local amenities including Post Office, shops, pharmacy, pubs and restaurant. The village is situated approximately halfway between the coastal town of Teignmouth to the east and the market town of Newton Abbot to the west, with its racecourse, and access to the A380. Both towns have mainline rail services and there is a range of shopping and leisure amenities across the area including golf courses.

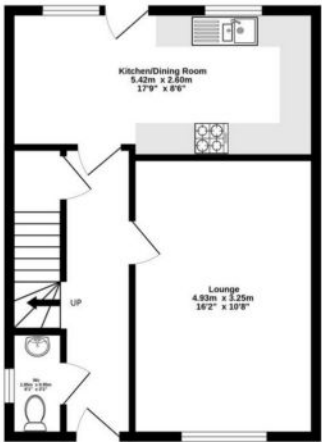


MEASUREMENTS: LOUNGE 16' 0" x 10' 7" (4.9m x 3.25m), KITCHEN/DINING ROOM 17' 9" x 8' 6" (5.42m x 2.60m), BEDROOM 10' 8" x 9' 11" (3.26m x 3.03m), BEDROOM 11' 6" x 8' 7" (3.53m x 2.62m), BEDROOM 8' 10" x 7' 11" (2.71m x 2.43m)

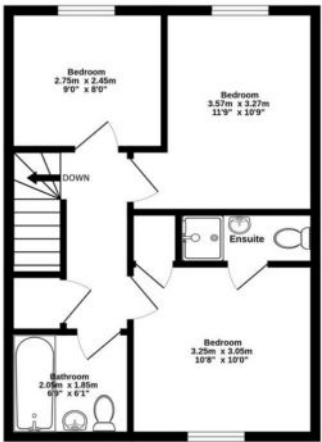


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Ground Floor
40.8 sq.m. (439 sq.ft.) approx.



1st Floor
40.8 sq.m. (439 sq.ft.) approx.



TOTAL FLOOR AREA : 81.6 sq.m. (878 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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