

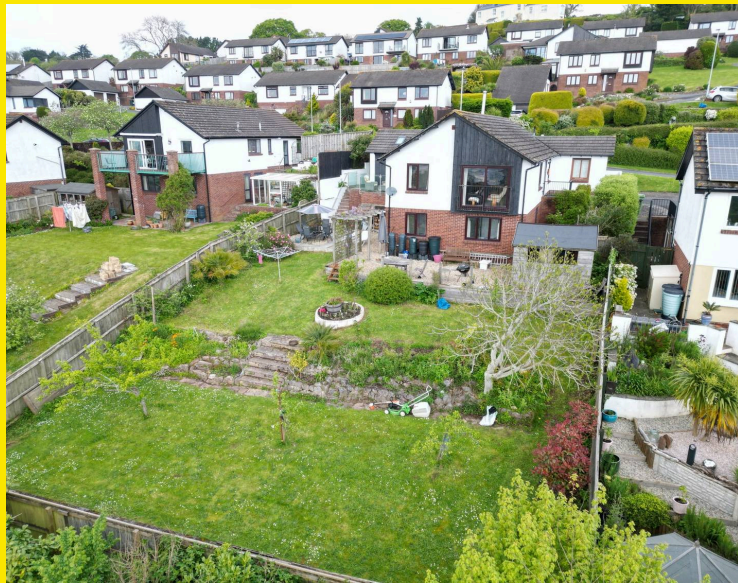


37 Great Furlong, Bishopsteignton

Guide £595,000 Freehold

Far-Reaching Views • Kitchen/Diner • Detached Reverse Level House • 4 Bedrooms (1 en-suite) • Exclusive Cul-de-sac Location • Lounge & Study • Driveway & Garage • Popular Village Location • Rare Opportunity • Feature Balcony & Gardens • Garden





A property offering stunning panoramic views from lounge, kitchen and three of the bedrooms is quite unusual. One located in a popular cul-de-sac in Bishopsteignton is rare indeed. The generous plot and terrace that links kitchen to the master bedroom suite, offers the perfect location to enjoy the vistas. The beautiful and well-equipped kitchen has its own dining space and wood burner. There is also a lounge/diner so there are opportunities for both formal or informal entertaining. All the usual refinements and more, good condition throughout with room for further improvement. Would suit a discerning purchaser looking for a family home, those looking for generous accommodation on a single level with the benefit of additional bedrooms and bathroom ideal for guests on a lower level, or possibly a holiday home. The uninterrupted views across the estuary are amongst the very best we have seen, an opportunity not to be missed. Call for further information.

Entry Level

Entrance Hallway

Kitchen/Diner 22'4" (6.8m) x 12'2" (3.7m) max

Lounge 22'0" (6.71m) x 19'4" (5.9m) max narrowing to 11'10" (3.6m)

Study 7'10" (2.4m) x 5'11" (1.8m)

Garage

Cloakroom

Utility Cupboard

Master Bedroom Suite 14'5" (4.4m) x 12'10" (3.9m)

En-suite Shower Room

Ground Floor

Hallway

Bedroom 2 11'10" (3.6m) x 11'10" (3.6m)

Bedroom 3 11'6" (3.5m) x 9'10" (3m)

Bedroom 4 10'6" (3.2m) x 8'6" (2.6m)

Family Shower Room

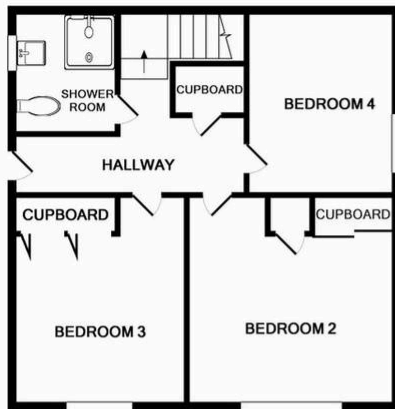
Agent's Notes

Council Tax: Currently Band E

Tenure: Freehold

Mains water. Mains drainage. Mains gas. Mains electricity.

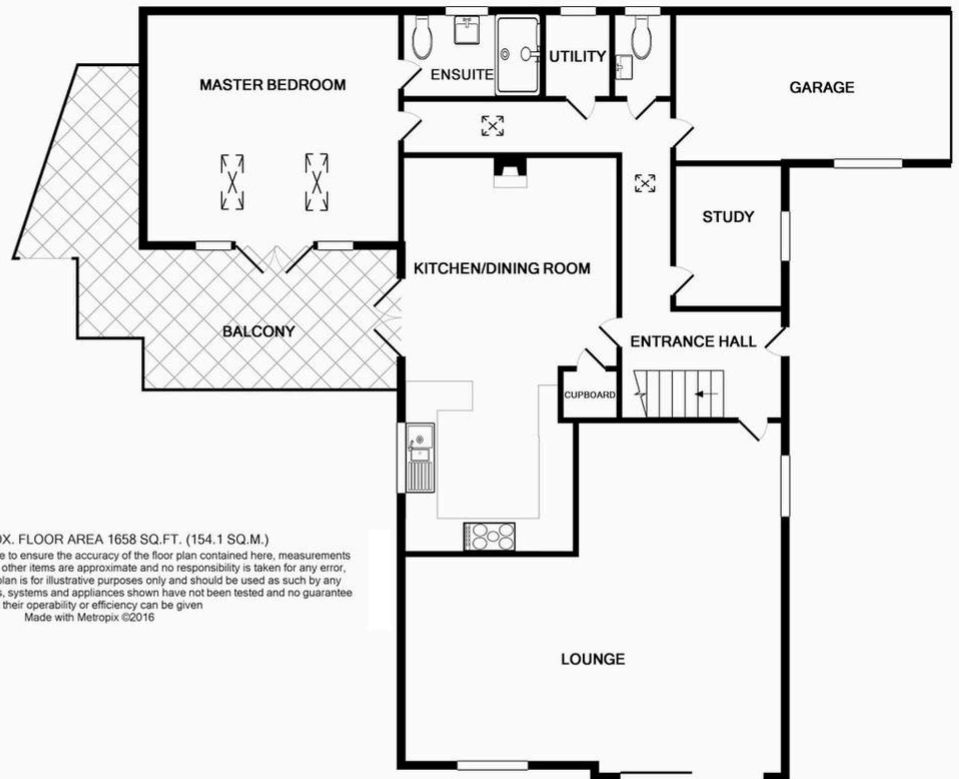
EPC Energy Efficiency Rating: C



LOWER GROUND FLOOR
APPROX. FLOOR
AREA 476 SQ.FT.
(44.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1658 SQ.FT. (154.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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GROUND FLOOR
APPROX. FLOOR
AREA 1182 SQ.FT.
(109.8 SQ.M.)

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes $\pm 0.1\text{m}$. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.