



## 1 Dunning Walk, (Accessed from Dunning Road), Teignmouth, TQ14 9LW

Guide Price £265,000 Freehold

Detached Bungalow in Popular Location • Lovely Westerly Aspect • Living Room • Kitchen/Breakfast Room • Front & Rear Enclosed Gardens with Far-Reaching Countryside Views • Modern Shower Room • Nearby Shops, Schools, Coombe Valley Nature Reserve and Access to A380. • On Road Parking • Vast Under House Storage &

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This detached bungalow sits in a very private and secluded position with a lovely Westerly aspect to take in the most glorious sunsets. The accommodation comprises three bedrooms, a spacious living room, generous kitchen/breakfast room and modern shower room. The bungalow has a vast under house storage area and workshop with light and power which could be utilised for a number of purposes.

Stepping into the kitchen/breakfast room, fitted with a range of light wood wall and base units with worktop and tiled splash back, a window overlooks the rear with a further window giving a side aspect. The room provides ample space for a table and chairs. There is plumbing and space for a washing machine, gas or electric cooker and space for a fridge/freezer.

Through the inner hallway, doors lead off to the bedrooms, modern shower room and lounge. A uPVC door opens to the side of the bungalow accessing both the front and rear gardens.

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The lounge is a very bright and airy dual aspect room overlooking the rear and side.

The master bedroom enjoys a beautiful Westerly aspect taking in glorious sunsets and overlooks the front of the bungalow. A further bedroom enjoys the same Westerly aspect.

A third bedroom has a side aspect and benefits from built in storage.

The modern shower room has a large shower cubicle with shower screen with rainfall shower head and hand held attachment. There is a low level dual flush WC and pedestal wash hand basin. An obscure glazed window has a side aspect and there is an extractor.

The bungalow can be approached from the rear via Dunning Road where on street parking is available at the rear entrance. The rear garden is enclosed by fence boundary. A gate opens to a path leading to the bungalow and where there is a split level paved patio large enough for garden furniture. A shed is also sited at the rear with beds of colourful established planting. There is an outside tap. Paths with raised planting to the sides of the property access the under house storage and workshop to one side and the inner hallway of the property to the other. A useful lean to area at the rear entrance provides additional storage and a covered drying area.

The front of the property is approached from Dunning Walk through a gate into the fully enclosed beautifully manicured front garden with fence boundary and an array of colourful established planting. There is a raised area laid to loose stone for garden furniture. The westerly aspect makes this a spectacular spot to take in the glorious sunsets. Paths to the side of the property give access to the under house storage and workshop and access to the inner hallway of the property.

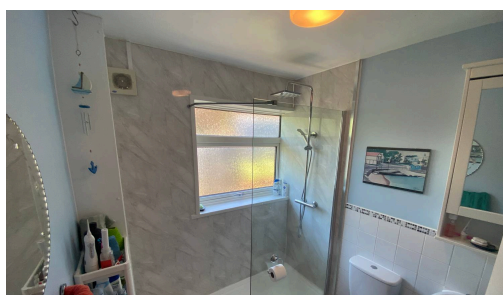


Tenure: Freehold

Mains Services: Gas, Water & Electric

Council Tax Band C - £  
2,299.88 per year

Broadband Speed - Ultrafast 1000  
Mbps (According to OFCOM)



**MEASUREMENTS:**

- Living Room 13' 4" x 10' 1" (4.07m x 3.07m),
- Kitchen/Breakfast Room 13' 11" x 10' (4.24m x 3.04m),
- Bedroom 10' 11" x 8' 8" (3.34m x 2.65m),
- Bedroom 10' 6" x 10' 1" (3.2m x 3.07m),
- Bedroom 10' 11" x 11' 1" (3.34m x 3.39m)

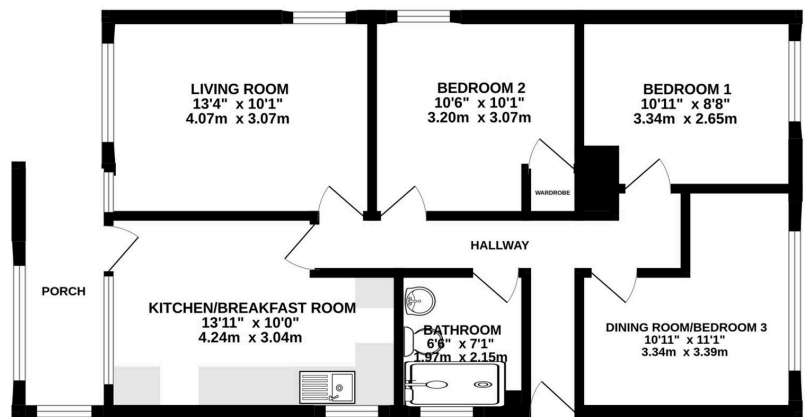


Teignmouth is a popular seaside resort on a stretch of red sandstone along the South Devon Coast. It is a coastal town that has a historic port and working harbour, with a Victorian Pier and promenade.

There are sandy sea and river beaches excellent for sailing and water sports with two sailing clubs and a diving school.



**GROUND FLOOR**  
747 sq.ft. (69.4 sq.m.) approx.



| Energy Efficiency Rating                    |          | Current   | Potential |
|---|----------|-----------|-----------|
| Very energy efficient - lower running costs | <b>A</b> |           |           |
| (81-91)                                     | <b>B</b> |           |           |
| (69-80)                                     | <b>C</b> |           |           |
| (55-68)                                     | <b>D</b> |           |           |
| (39-54)                                     | <b>E</b> |           |           |
| (21-38)                                     | <b>F</b> |           |           |
| (1-20)                                      | <b>G</b> |           |           |
| Not energy efficient - higher running costs |          |           |           |
|   |          | <b>87</b> | <b>71</b> |

EU Directive 2002/91/EC

| Environmental Impact (CO <sub>2</sub> ) Rating                  |          | Current   | Potential |
|---|----------|-----------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions | <b>A</b> |           |           |
| (81-91)   | <b>B</b> |           |           |
| (69-80)   | <b>C</b> |           |           |
| (55-68)   | <b>D</b> |           |           |
| (39-54)   | <b>E</b> |           |           |
| (21-38)   | <b>F</b> |           |           |
| (1-20)  | <b>G</b> |           |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |          |           |           |
|   |          | <b>69</b> | <b>87</b> |

EU Directive 2002/91/EC

TOTAL FLOOR AREA: 747 sq.ft. (69.4 sq.m.) 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.  
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