

Larch Close, Teignmouth, TQ14 8SD



Occupying an elevated position and taking full advantage of its exceptional outlook, this spacious detached three bedroom bungalow enjoys panoramic views across Teignmouth towards the sea, the Ness, Shaldon, the Teign Estuary and surrounding countryside. The well presented accommodation includes a generous sitting/dining room, impressive sun room, modern kitchen, three double bedrooms, an en-suite shower room and family bathroom. Outside are attractive landscaped gardens, a raised viewing terrace, driveway parking, garage and a substantial under-house store room.

SOLAR PANELS, FREEHOLD, COUNCIL TAX BAND - D (Improvement indicator - YES), EPC - C.

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THE PROPERTY

This individual detached bungalow occupies an elevated position within a popular residential area of Teignmouth and has been designed to make the most of the remarkable outlook. From the principal living accommodation and raised terrace, there are extensive views across the town towards the coastline, the Ness, Shaldon and the Teign Estuary, with rolling countryside forming an attractive backdrop. The accommodation is arranged predominantly on one level and provides an excellent balance of living and bedroom space. A particularly generous sitting/dining room opens into a bright sun room, where large areas of glazing frame the view. The kitchen is positioned to the rear and overlooks the landscaped garden, while all three bedrooms are comfortably proportioned doubles. Beneath the property is a garage and an unusually large store room, providing valuable parking, workshop or general storage space.

ENTRANCE HALL

A welcoming central hallway with doors leading to the principal rooms. Built-in storage cupboard, radiator and access to the loft space.

SITTING/DINING ROOM

A versatile reception room providing clearly defined sitting and dining areas. Windows to either side allow plenty of natural light, while glazed doors open into the sun room. Radiator.

SUN ROOM

A superb addition to the property, featuring a vaulted ceiling and extensive glazing designed to take full advantage of the panoramic outlook. The views extend across Teignmouth towards the sea, the Ness, Shaldon, the Teign Estuary and surrounding countryside. A glazed door opens onto the raised decked terrace.

KITCHEN

A well appointed kitchen fitted with a comprehensive range of gloss fronted wall and base units, drawers and contrasting work surfaces. Inset sink unit, fitted hob and built in oven, together with space and plumbing for further domestic appliances. Windows overlook the rear garden and a glazed door provides direct access outside.

BEDROOM 1

A well proportioned double bedroom overlooking the rear garden. Radiator and door to:

EN SUITE SHOWER ROOM

A modern tiled shower room fitted with an enclosed shower, wash hand basin with storage beneath and WC.

BEDROOM 2

A generous double bedroom with a wide front-facing window enjoying far reaching views across the surrounding area and towards the coast. Radiator.

BEDROOM 3

A further double bedroom with a front facing window taking in the attractive elevated outlook. Radiator.

BATHROOM

A spacious bathroom fitted with a panelled bath, separate shower area, pedestal wash hand basin and WC. Part tiled surrounds, contemporary vertical radiator and obscure double glazed windows.

OUTSIDE

The property is approached over a generous resin driveway providing off-road parking and access to the garage. The front garden includes mature shrubs and planting, with steps and pathways leading to the entrance. The decked terrace is positioned to enjoy the exceptional outlook and provides an ideal space for





outdoor seating, entertaining or simply taking in the coastal and countryside views. To the rear is an attractive, fully enclosed and carefully landscaped garden. Designed with ease of maintenance in mind, it incorporates an artificial lawn, extensive composite decking, resin bound pathways and well stocked raised beds containing a colourful variety of established shrubs and flowering plants. The garden offers several areas for seating and outdoor entertaining, with access around the side of the property.

GARAGE

Accessed from the driveway and providing parking or workshop space. Power, lighting and window.

STORE ROOM

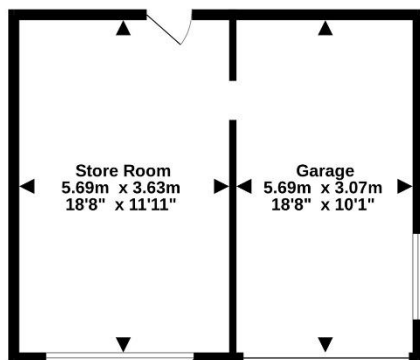
A particularly useful and substantial under house store with windows to the front. Suitable for general storage, hobbies or workshop use, subject to any necessary consents.

AGENTS NOTE

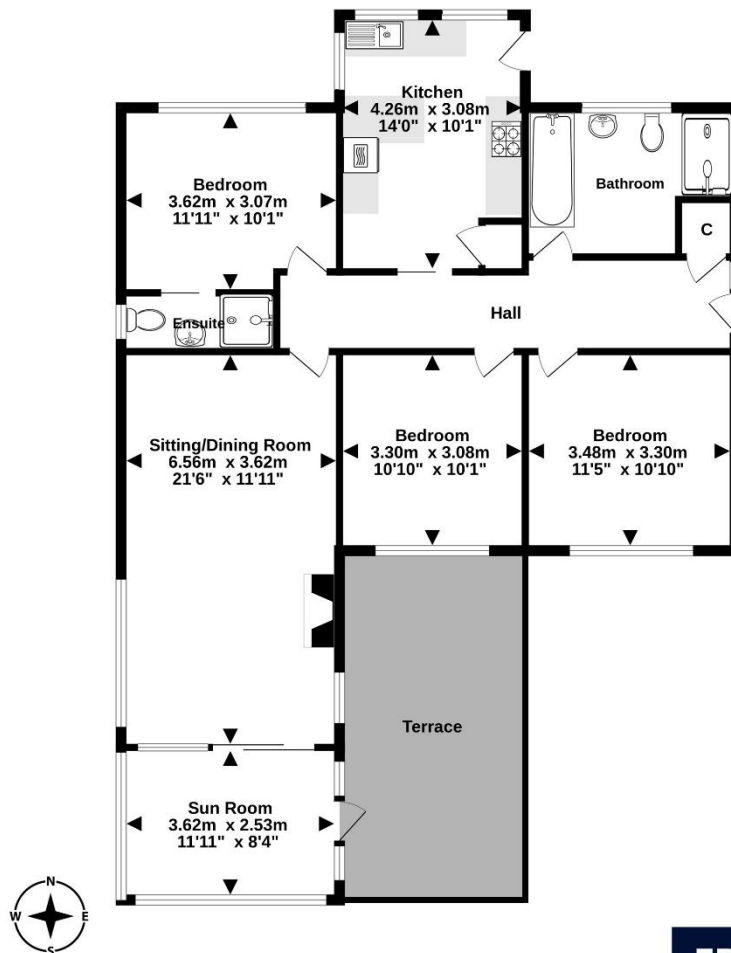
Council tax band Improvement indicator - YES. If the property has been improved or extended since it was placed in a Council Tax band, a Yes will be shown. If a Yes is shown, the band will be reviewed and may increase following the sale of the property.



Garage/Store
38.1 sq.m. (410 sq.ft.) approx.



Entrance Floor
99.8 sq.m. (1074 sq.ft.) approx.



TOTAL FLOOR AREA : 137.9 sq.m. (1485 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.
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