

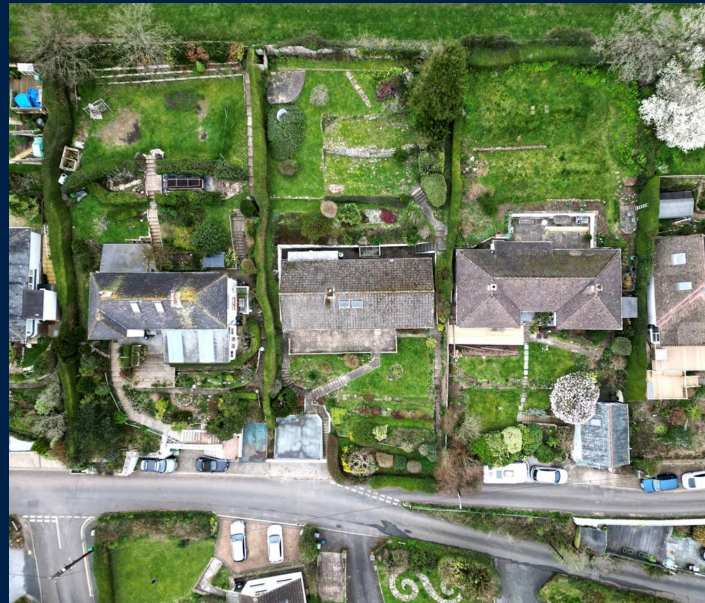


48 Teign View Road, Bishopsteignton

Guide Price £475,000

DART &
PARTNERS

Established 1971



48 Teign View Road

Bishopsteignton

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- DEVELOPMENT OPPORTUNITY
- OFFERED FOR SALE FOR THE FIRST TIME IN A CONSIDERABLE NUMBER OF YEARS WITH NO UPPER CHAIN
- DETACHED BUNGALOW SET ON A WONDERFUL, ELEVATED AND PREDOMINANTLY SOUTH FACING PLOT OF APPROXIMATELY QUARTER OF AN ACRE
- UNINTERRUPTED VIEWS OVER BISHOPSTEIGNTON INTO THE RIVER TEIGN ESTUARY, EXTENDING FAR BEYOND
- REQUIRING COMPLETE MODERNISATION WHILST OFFERING A WEALTH OF POTENTIAL FOR RE-DEVELOPMENT (SUBJECT TO NECESSARY CONSENTS)
- GENEROUS FRONT AND REAR LANDSCAPED GARDENS, A DOUBLE GARAGE AND PARKING



Offered for sale for the first time in a considerable number of years is this detached bungalow set on a wonderful, elevated and predominantly south facing plot of approximately quarter of an acre, in the higher reaches of the village. Seawynds offers commanding and uninterrupted views over Bishopsteignton into the river Teign estuary and extending far beyond, taking in the surrounding rural aspects towards Dartmoor. The property requires complete modernisation whilst offering a wealth of potential for re-development (subject to necessary consents) with generous front and rear landscaped gardens, a double garage and parking. This property comes highly recommended and is offered for sale with NO UPPER CHAIN.

The bungalow, in its current configuration comprises of...

uPVC double glazed entrance door with corresponding side panel into...

ENTRANCE VESTIBULE

With tiled flooring, obscured glazed door with matching side screen into...

ENTRANCE HALLWAY

Hatch and access to loft space, radiator, door to cloaks cupboard. Doors leading to...

DINING ROOM

uPVC double glazed windows and uPVC double glazed door, overlooking the front gardens with commanding and panoramic views into the Teign estuary and open farmland beyond. Double door through to...

LOUNGE

Dual aspect, with window to side aspect, radiator, uPVC double glazed windows overlooking the sun terrace, enjoying the river and rural views from the dining area there's a sliding door into...





KITCHEN

Range of base and eye level units, uPVC double glazed window to rear aspect, Potterton floor mounted boiler, cupboard housing a lagged hot water cylinder. Door to pantry. Access to...

LEAN-TO

With power and light, access to rear gardens, door to...

OFFICE/WORKSHOP

With power, lighting, radiator.

CLOAKROOM

uPVC obscured double glazed window, radiator, low level WC

ENTRANCE HALLWAY with door to...

BEDROOM ONE

uPVC double glazed window overlooking the front gardens, enjoying the aforementioned river and rural views, radiator, uPVC double glazed window to side aspect, range of fitted bedroom furniture, double doors to built in wardrobes with hanging rail, fitted shelving, and overhead storage.

Door to...

BEDROOM TWO

uPVC double glazed window to side aspect, radiator.

Door to...

WET ROOM

Tiled walls, shower enclosure with glazed shower screen, fitted shower, fitted extractor, pedestal wash handbasin, WC, radiator, uPVC obscure double glazed window, wall hung electric heater.



OUTSIDE

To the front of the property there's gated access to stairs leading through the front gardens then to a paved sun terrace with access to the main entrance of the bungalow enjoying panoramic views across the front gardens into the river Teign estuary from the Ness headland along Ringmore, Coombeinteignhead and inland towards Dartmoor. Front gardens consist of gently sloped, lawned terraces which are well stocked and tendered. Pathways either side of the bungalow, leading to the...

REAR GARDENS

The rear gardens are a particular feature of the property, generous in size, enjoying the passage of the sun throughout the day and boasting the commanding estuary and rural views. The tiered and lawned rear gardens are bordered by mature hedgerow and a wall to the rear backing onto open farmland. To the head of the garden there's a crazy paved patio enjoying breathtaking views.

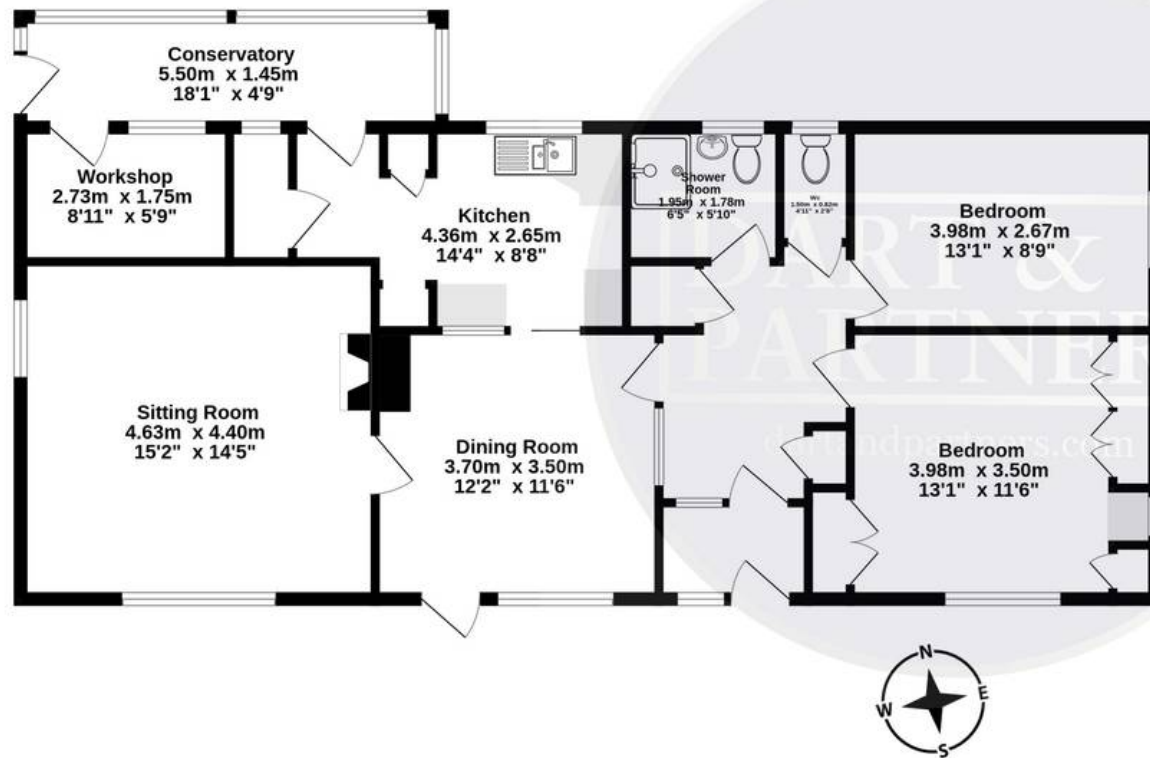
DOUBLE GARAGE

With twin metal up and over doors, with off road parking in front of the garages.

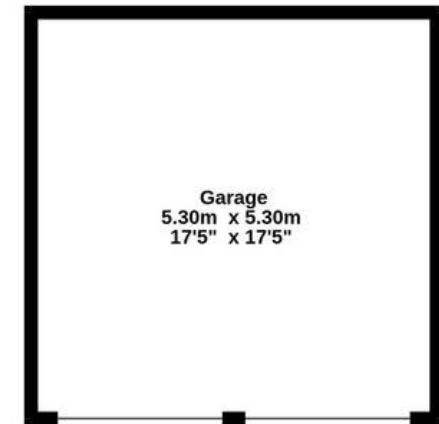
DEVELOPMENT OPPORTUNITY



Ground Floor
98.2 sq.m. (1057 sq.ft.) approx.



Garage
28.1 sq.m. (302 sq.ft.) approx.



TOTAL FLOOR AREA : 126.3 sq.m. (1360 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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