



## Bishopsteignton

3x  2x 

ENERGY  
RATING  
C69

- Video Walk-through Available
- No Upward Chain
- Detached Bungalow
- 3 Bedrooms
- 2 Reception Rooms
- Front & Rear Gardens
- Driveway & Garage Parking
- Cul-de-sac Position
- Sought-After Village
- Corner Site

**Guide Price:**  
**£400,000**  
FREEHOLD

5 St. Johns Close, Bishopsteignton, Teignmouth, TQ14 9RT



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A superb detached bungalow situated in a highly regarded cul-de-sac within the desirable village of Bishopsteignton. Located between the pretty coastal town of Teignmouth with its long promenade and sandy beach, and the well-served market town of Newton Abbot with its excellent road and rail links, the village offers a vibrant and active lifestyle choice with several clubs and societies. Local amenities include a general store, two public houses, a restaurant, primary school and church, all within easy reach.

### The Accommodation:

Stepping inside, the smartly presented accommodation is entered through an internal vestibule into an L-shaped hallway with recessed storage cupboards off. The lounge enjoys an aspect down the cul-de-sac at the front through a bay window and opens directly to the dining area with patio doors to outside. The kitchen has a U-shape of matching units and an integrated oven, hob and hood and is open plan to a utility area with further sink and plumbing for the washing machine. There are three bedrooms, all with fitted wardrobes and the principal with an en-suite shower room with WC and basin. Completing the picture is the family bathroom/WC.

### Parking:

Occupying a corner site the bungalow has a good sized attached garage with remote electric door and double width composite finish driveway providing the parking.

### Garden:

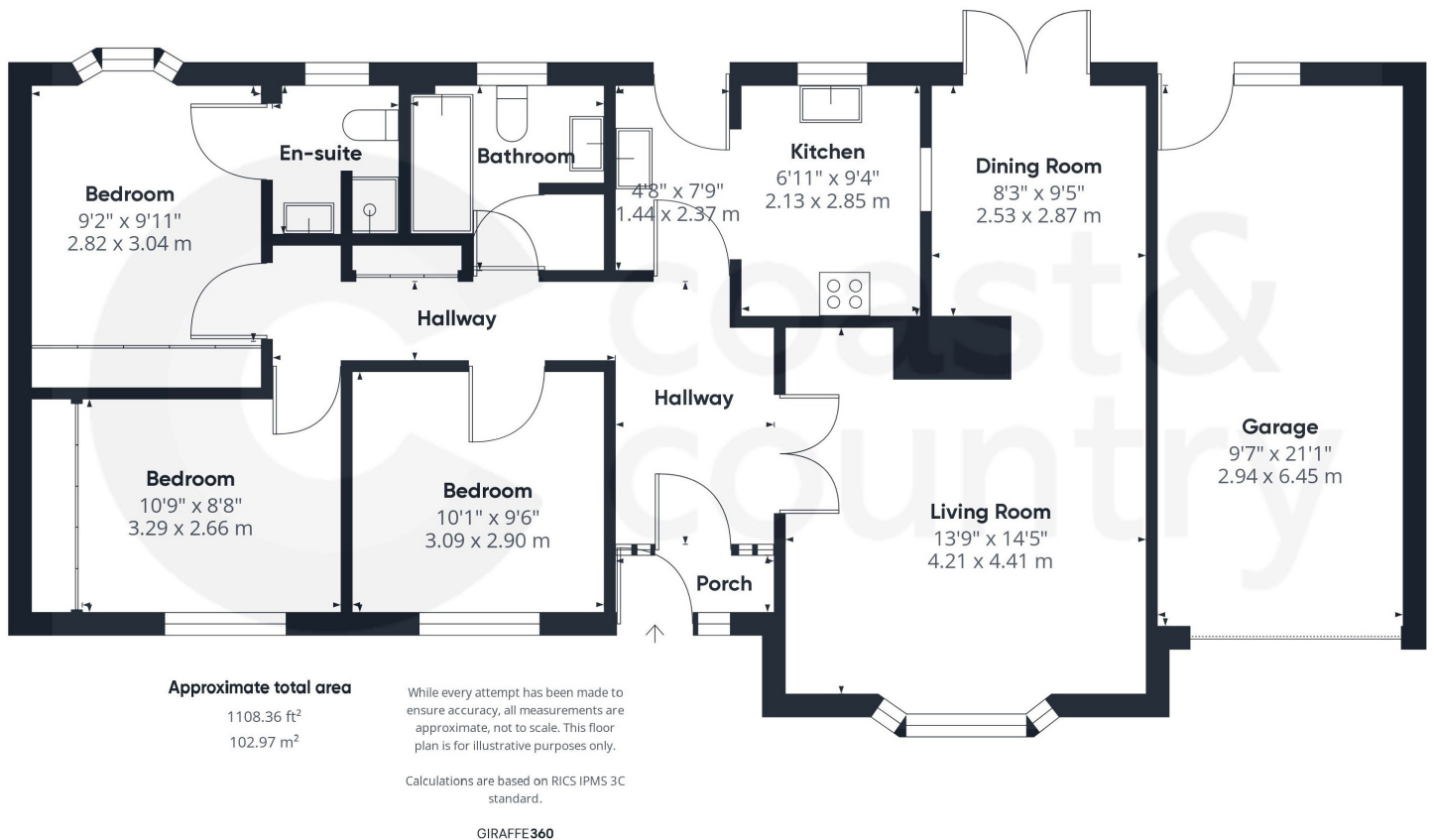
The principal garden is south facing and privately enclosed with paved areas planting and lawn.

### Directions:

From Newton Abbot head towards Teignmouth on the Newton Road. After passing Jacks Patch garden center on the right take the next left hand turn and then the next left hand turn again. Follow the road and the property will be found on the left.



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## Agents Notes:

Council Tax: Currently Band D

Tenure: Freehold

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

The sale of this property is subject to a grant of probate.

Floor Plans - For Illustrative Purposes Only

## Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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  $\pm$  0.1m. 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.