



Teignmouth

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ENERGY
RATING
D66

- Video Walk-through Available
- Detached Bungalow
- Entrance Hall
- Immaculately Presented
- Countryside & Sea Views

- 2 Bedrooms
- Shower Room
- Separate WC
- Garage & Driveway
- Easy Maintenance Rear Garden

Guide Price:

£400,000 - £415,000

FREEHOLD

17 Higher Woodway Road, Teignmouth, TQ14 8RG



1000s of homes sold in Teignbridge

78 Queen Street, Newton
Abbot, Devon, TQ12 2ER

17 Higher Woodway Road, Teignmouth, TQ14 8RG

Situated on Higher Woodway Road, this immaculately presented detached bungalow offers a perfect blend of comfort and convenience, accompanied by stunning countryside and sea views. Boasting a contemporary layout arranged over a single floor.

The Accommodation:

Upon entering, a welcoming entrance hall leads you into the heart of the home. This light contemporary open-plan lounge/diner seamlessly flows into a well-appointed kitchen with matching wall, base and drawer units, inset stainless steel sink with drainer, built in dishwasher, space for American style fridge/freezer and space for range cooker, engineered oak flooring throughout, countryside and sea views. This design maximises both light and views, allowing residents to enjoy the picturesque surroundings from the comfort of their living area. Further accommodation comprises two bedrooms, the main bedroom with built in wardrobe with hanging rail and shelving, window to the front aspect. Bedroom two is situated to the rear with window overlooking the garden. Between the bedrooms is a stylish shower room with inset spotlights, obscure window to the side aspect, large mains fed shower with glass shower door, low level close coupled WC with push button flush and hand wash basin. To complete the accommodation there is a separate WC with hand wash basin.

Parking:

Tarmac driveway providing ample off parking, garage with up and over door and personal door to the rear.

Gardens:

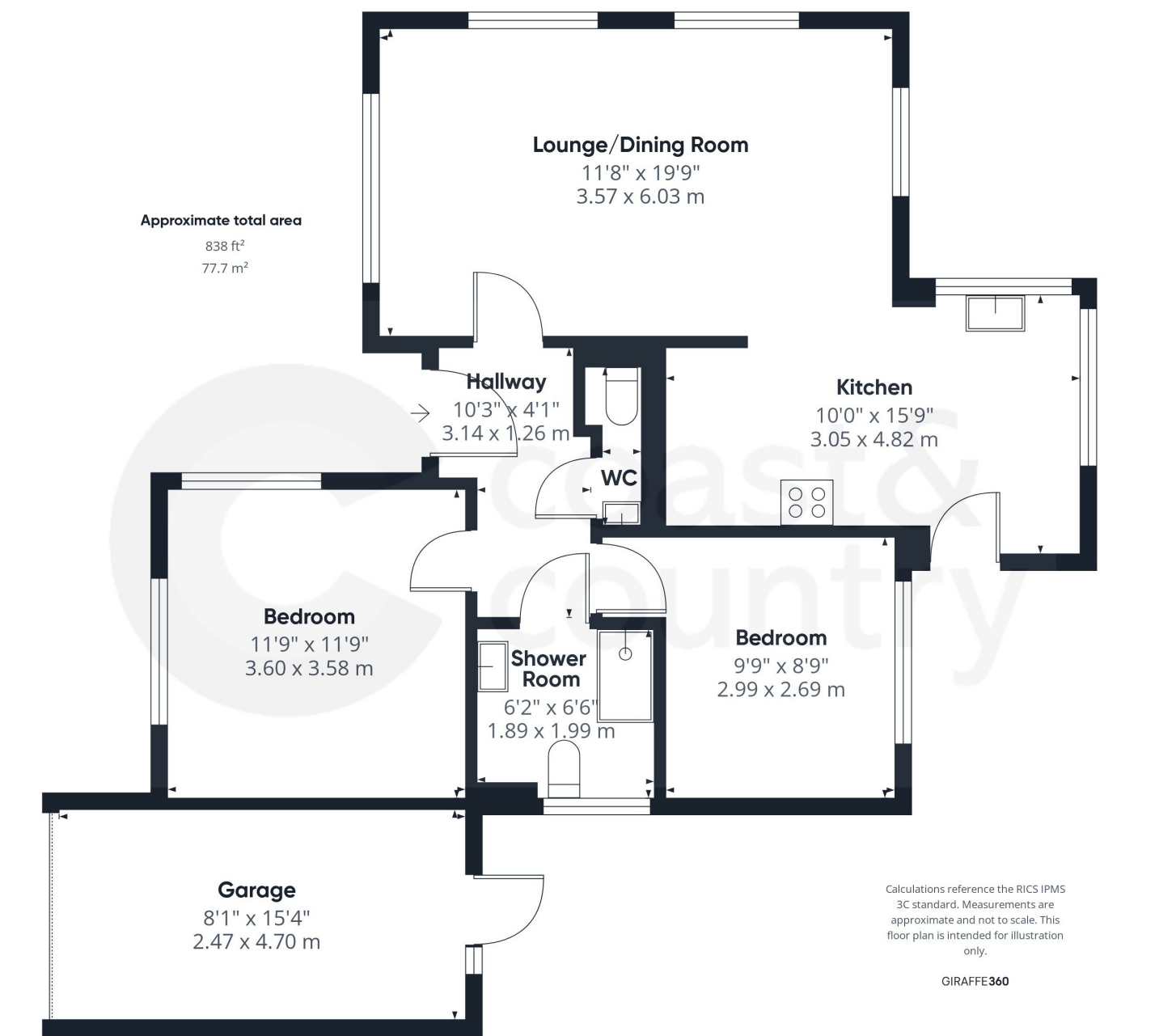
Outside offers an easy maintenance enclosed rear garden, providing a private outdoor space for quiet enjoyment. Several seating areas, large shed and access to the front via timber gates. The front is mainly laid to lawn, with path leading the front door, raised decked seating area.

Directions:

From Newton Abbot Penn Inn roundabout take the A380 Exeter bound. Take the first exit and at roundabout take the 3rd exit A381 for Bishopsteignton / Teignmouth. Follow A381 through Bishopsteignton into Teignmouth. At the Shaldon Bridge traffic lights continue straight ahead A379. At the next lights turn left into Exeter Road B3192. Take the 4th right into New Road. Continue past Trinity School to your right. Take the 3rd left into Maudlin Drive. Continue up the hill and take the third right into St David's Road, follow the road until you reach the 'T' junction. Turn right at this junction and the property can be found on the right hand side.



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Agents Notes:

Council Tax: Currently Band C
Tenure: Freehold
Mains water. Mains drainage. Mains gas. Mains electricity.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 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 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.