





80 Grange Park, Bishopsteignton

£375,000 Freehold

Detached Bungalow • Magnificent Estuary Views • Two Good Sized Bedrooms • Bathroom & En Suite Shower Room • Living Room with Dining Area • Kitchen Requiring Modernisation • Cellar/Workshop Rooms • Southerly Facing Rear Garden • Garage & Hardstanding • EPC - D

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A detached bungalow requiring modernisation in an elevated location with magnificent estuary views.
An entrance porch with meter cupboard and window opens through an archway to a spacious hallway. The hallway has a cupboard housing the Vaillant boiler with shelf and storage and a loft entrance with a loft ladder. There is also a cupboard housing the gas meter and fuse board and there are doors to the bedrooms, bathroom and living room.

The living room has a picture window overlooking the rear garden with panoramic estuary views with hillsides beyond. There is also a side window which enjoys views even further up the estuary. The living room leads through to a dining area with patio doors to the garden and an archway to the kitchen. The kitchen requires modernising and has base and wall units, a single bowl sink unit, electric cooker point, plumbing for a washing machine and spaces for appliances. There is an old airing cupboard with slatted shelving.

Both bedrooms are good sized with windows to the front with an outlook across to fields beyond opposite properties. One bedroom has built in wardrobes and drawers & the other bedroom has a built in cupboard and an en suite. The en suite comprises low level flush WC, shower cubicle, wash hand basin in unit and two frosted glazed windows to the side and a stained glass circular window to the front.
The main bathroom comprises a white suite with panelled bath with mixer tap and shower attachment, pedestal wash hand basin, bidet and low level flush WC. It is partly tiled with a frosted glazed window to the side.

There is central heating and uPVC double glazing.

There is a useful cellar workshop beneath the property with a door from the rear garden. There are two rooms here with windows, plumbing for a washing machine and entrances to further under property storage areas.

The garden is southerly facing with estuary views. A raised patio, laid to loose stones with low wall surround and gates at both sides, directly faces the magnificent estuary view. There are two lower lawn levels, one with shed and the other with an attractive arched gateway to a further garden area. There is access to the aforementioned cellar workshop rooms with a tap by its door. There is a side hardstanding area for parking, next to the garage and there is a covered car port style area on this side too. This area provides potential for a kitchen extension subject to planning permission.





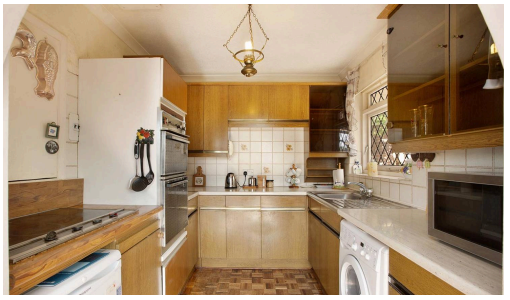


Tenure: Freehold
Council Tax Band: D (£2463.66 per annum)

Mains Services: Gas, Electric and Water

Broadband: Ultrafast 1000Mbps (according to OFCOM)







MEASUREMENTS: Lounge 4.72m x 3.93m (15'06" x 12'11"), Dining Area 2.44m x 1.90m (8'00" x 6'03"), Kitchen 3.01m x 2.44m (9'10" x 8'00"), Bedroom 4.06m x 3.70m (13'04" x 12'02"), Bedroom 4.06m x 3.46m (13'04" x 11'04"), Office/Hobby Room 4.10m x 3.93m (13'05" x 12'11"), Under House Storage Areas 3.93m x 1.46m (12'11" x 4'09"), Further Storage Area 3.93m x 1.60m (12'11" x 5'03"), Larger Storage Area 7.16m 5.96m (23'06" x 19'07"), Garage 5.09m x 2.72m (16'08" x 8'11").

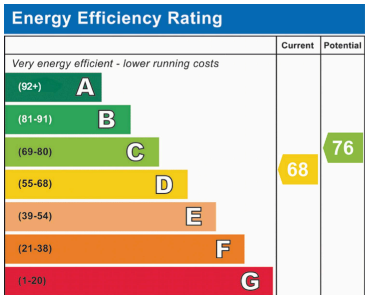


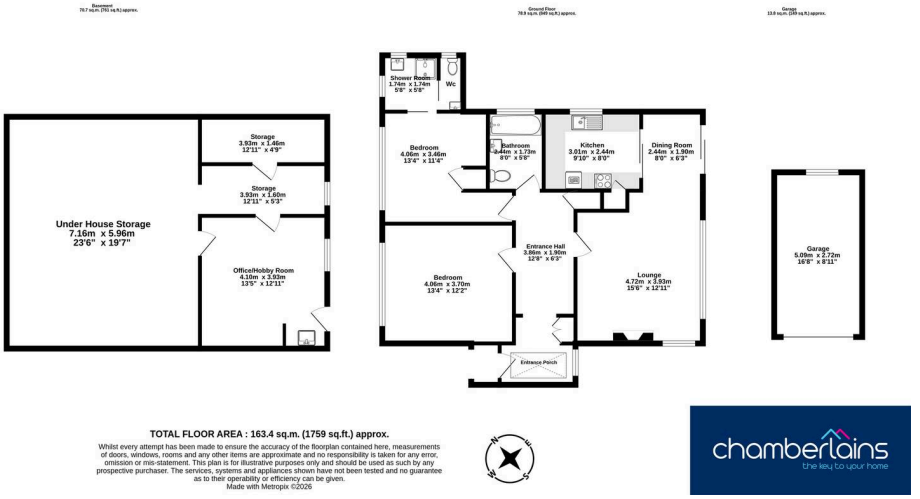




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TOTAL FLOOR AREA : 163.4 sq.m. (1759 sq.ft.) approx.

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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