



## Bishopsteignton

2x  1x 

ENERGY  
RATING  
D67

- Video Walk-through Available
- No Onward Chain
- Modernised Detached Bungalow
- 2 Double Bedrooms
- Generous Lounge/Dining Room
- Modern Kitchen
- Contemporary Shower Room
- Double-Glazed Conservatory
- Front & Rear Gardens
- Resin Driveway & Single Garage

**Guide Price:**  
**£425,000**

FREEHOLD

# 1 The Orchard, Bishopsteignton, Teignmouth, TQ14 9RB



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A superb, detached bungalow situated in an enviable location within the highly desirable village of Bishopsteignton. The bungalow is well presented throughout having undergone recent improvement and modernisation and boasts a high quality fitted kitchen and shower room and solid oak flooring. The spacious accommodation also comprises two double bedrooms, a generous lounge/dining room and conservatory. Gas central heating and uPVC double glazing are installed and outside there is ample driveway parking, garage and landscaped gardens. Viewings are highly recommended to appreciate this quality detached bungalow and desirable village location on offer.

Bishopsteignton is a highly desirable village on the River Teign which lies midway between the seaside town of Teignmouth and the market town of Newton Abbot and offers a thriving community with a village shop, chemist, post office, parish church, a public house/hotel/restaurant, primary school and health centre. Some of the most beautiful parts of the Teignbridge countryside surround the village and its close proximity to the river and sea

## The Accommodation:

A uPVC obscure double-glazed entrance door with obscure double-glazed side panels leads to the entrance hall which has solid oak flooring which extends throughout the bungalow (except the shower room). The entrance hall also has access to the loft and two storage cupboards one housing wall mounted gas boiler. A glazed door leads to the lounge/dining room which is a bright and airy triple aspect room with uPVC double-glazed windows to front and either side and enjoys a pleasant outlook, fireplace with feature gas wood effect burning stove and door to the kitchen which is extensively fitted with a modern high spec range of wall and base units with granite work surfaces, single drainer sink unit, built-in double oven, microwave, hob, fridge/freezer and dishwasher with space and plumbing for washing machine, uPVC double-glazed window and door to side and further door to hallway. Bedroom one has a range of built-in bedroom furniture and uPVC double-glazed French doors to the garden. Bedroom two has uPVC double-glazed French doors leading to the conservatory which is uPVC double glazed with tiled flooring and French doors to the garden. The shower room has been re-fitted with a modern suite comprising a walk-in shower enclosure with glazed screen, with low-level WC and wash

basin in vanity unit with concealed cistern and uPVC obscure double-glazed window.

## Parking:

Outside to the front there is a resin driveway providing off-road parking for several cars leading to the garage which has an electric remote roller door.

## Gardens:

To the front, steps and a resin path with artificial grass and gravel with shrub borders lead to the front door. Path and gate either side lead to the rear garden which enjoys a sunny aspect with level lawn, flower and shrub borders, steps lead to a raised paved patio and summer house and enjoys views towards the River Teign and countryside beyond.

## Directions:

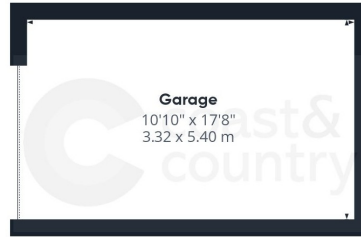
From Newton Abbot take the A381 Teignmouth Road. Continue along, past Wear Farm Caravan Park on the right hand side. Turn left by Metro Motors into Cockhaven Road. Continue past the Cockhaven Arms and The Orchard can be found on the left hand side.



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Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Ground Floor Building 1

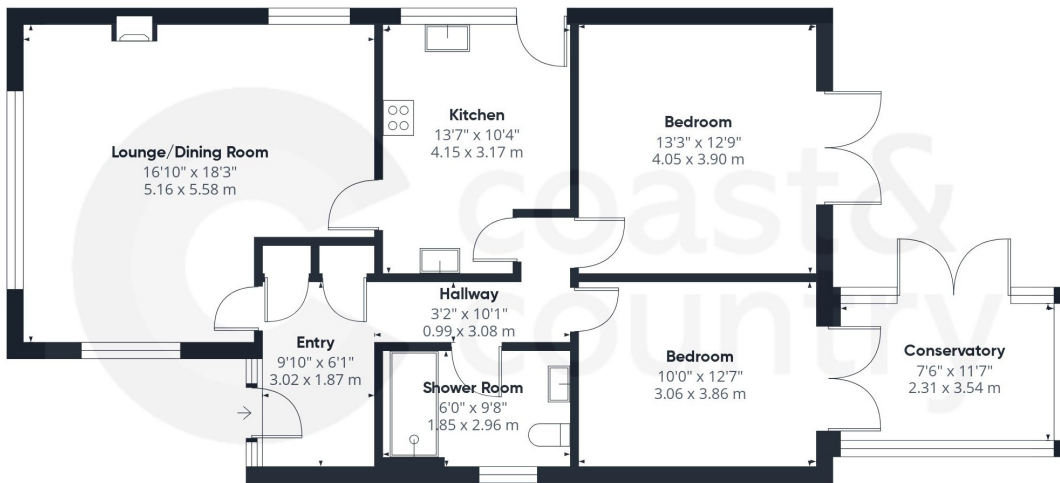
### Approximate total area<sup>(1)</sup>

1174 ft<sup>2</sup>  
109.2 m<sup>2</sup>

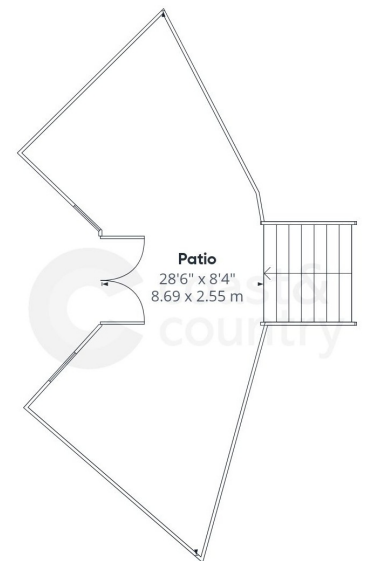
### Balconies and terraces

238 ft<sup>2</sup>  
22.1 m<sup>2</sup>

(1) Excluding balconies and terraces



Floor 1 Building 1



Ground Floor Building 2

### Agents Notes:

Council Tax: Currently Band E

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		
55-68	D	67 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.