





2a Woodlands Close, TEIGNMOUTH

£435,000 Freehold

Immaculate Detached Bungalow • Three Bedrooms • Modern Kitchen/Dining Room • Lounge with Far Reaching Sea Views • Family Bathroom • Sunny Garden with Summerhouse • West Facing Front Terrace • Garage & Parking for 2 Cars • Short Walk to Town Centre & Local Amenities • EPC - D

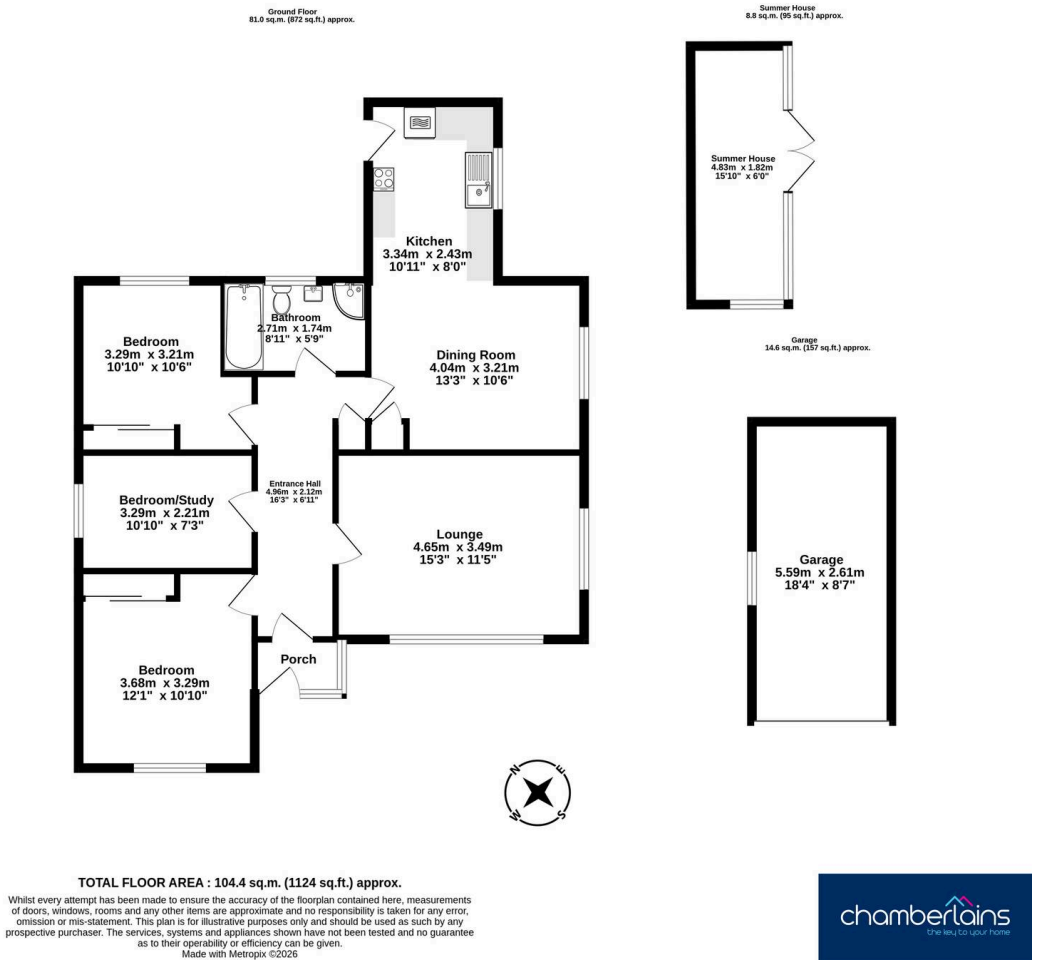
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the key to your home



An elevated and stylish, recently modernised, detached bungalow located only half a mile from the town centre and sea front with beautiful far reaching sea views. The accommodation comprises three bedrooms, living room, family bathroom with bath and shower cubicle and modern kitchen/dining room. There is also a sunny paved rear garden with a summerhouse and shed which can be accessed via a door from the kitchen, along with a paved front terrace, single garage and off street parking for two vehicles. An immaculate and low maintenance home.

Upon entering the property through the porch and into the entrance hallway, the solid wood flooring leads to the lounge, three bedrooms, family bathroom and kitchen/dining room. There is a storage cupboard in the hallway which houses the electric meter and fuse box and access to the loft via a hatch which is above the doorway into the kitchen.

The lounge is a bright and spacious room with windows facing the front and side aspects and offering far reaching sea views.

- There are three bedrooms. Bedroom one overlooks the front of the property and offers views of the sea. Bedroom two has a window overlooking the rear of the property and Bedroom three has a window overlooking the side of the property.

The family bathroom is fully tiled and comprises bath, WC, wash hand basin, shower cubicle and an obscured window which faces the rear.

The modern kitchen/dining room has been fitted to a high standard and benefits from a window offering views of the sea and a door leading out to the rear garden. The kitchen comprises wall and base mounted units, four ring induction hob with extractor hood over, integrated oven with space for a microwave above, space for a fridge/freezer, stainless steel sink and drainer with boiling water tap and plumbing for a washing machine. There is another a storage cupboard in the kitchen which has shelving and houses the boiler.

There is Gas Central Heating and uPVC Double Glazing.

Sunny and secluded paved rear garden which can be accessed via a door from the kitchen or a path which leads around both sides of the property from the front. There is a Summerhouse, garden shed and plenty of space for potted plants.
Good sized front terrace which faces west and offers views of the sea. Further steps with stylish glass and stainless steel railings lead up to the property with a path at both sides leading to the rear garden.



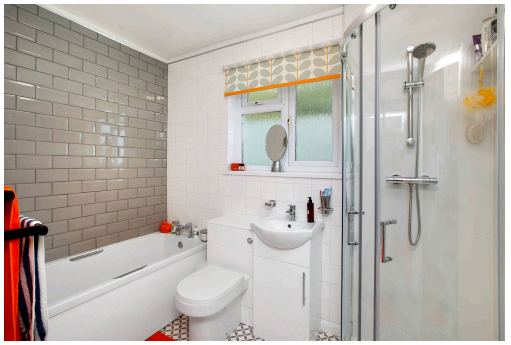




Tenure - Freehold
Mains Services - Gas, Electric and Water

Council Tax Band D - £2,710.19 per annum

Broadband - Ultrafast 1000Mbps (According to OFCOM)

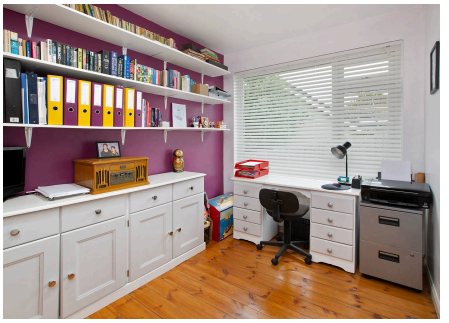






MEASUREMENTS:

Entrance Hall 16'3" x 6'11" (4.96m x 2.12m), Bedroom 12'1" x 10'10" (3.68m x 3.29m), Bedroom/Study 10'10" x 7'3" (3.29m x 2.21m), Bedroom 10'10" x 10'6" (3.29m x 3.21m), Lounge 15'3" x 11'5" (4.65m x 3.49m), Bathroom 8'11" x 5'9" (2.71m x 1.74m), Dining Room 13'3" x 10'6" (4.04m x 3.21m), Kitchen 10'11 × 8'0" (3.34m x 2.43m), Garage 18'4" x 8'7" (5.59m x 2.61m), Summerhouse 15'10" x 6'0" (4.83m x 1.82m).







Anti-Money Laundering Regulations: Chamberlains is supervised by HMRC for compliance with the Anti-Money Laundering Regulations. All buyers will be required to complete digital identification checks at a cost of £36 including VAT per person. Proof of funds will also be required from the buyers once an offer has been received.

