





17 Mill Lane, Teignmouth

£367,500 Freehold

Modernised Detached Bungalow • Contemporary Open Plan Kitchen/Lounge/Dining Room • Three Bedrooms & Useable Loft Space • Garage/Workshop • Ample Driveway Parking and Car Port • Low Maintenance Gardens • Sea and Estuary Views • Nearby Beaches, Schools, Good Transport Links, Teignmouth Hospital and Amenities • Short Walk to Teignmouth/Shaldon Town Centre • EPC - C

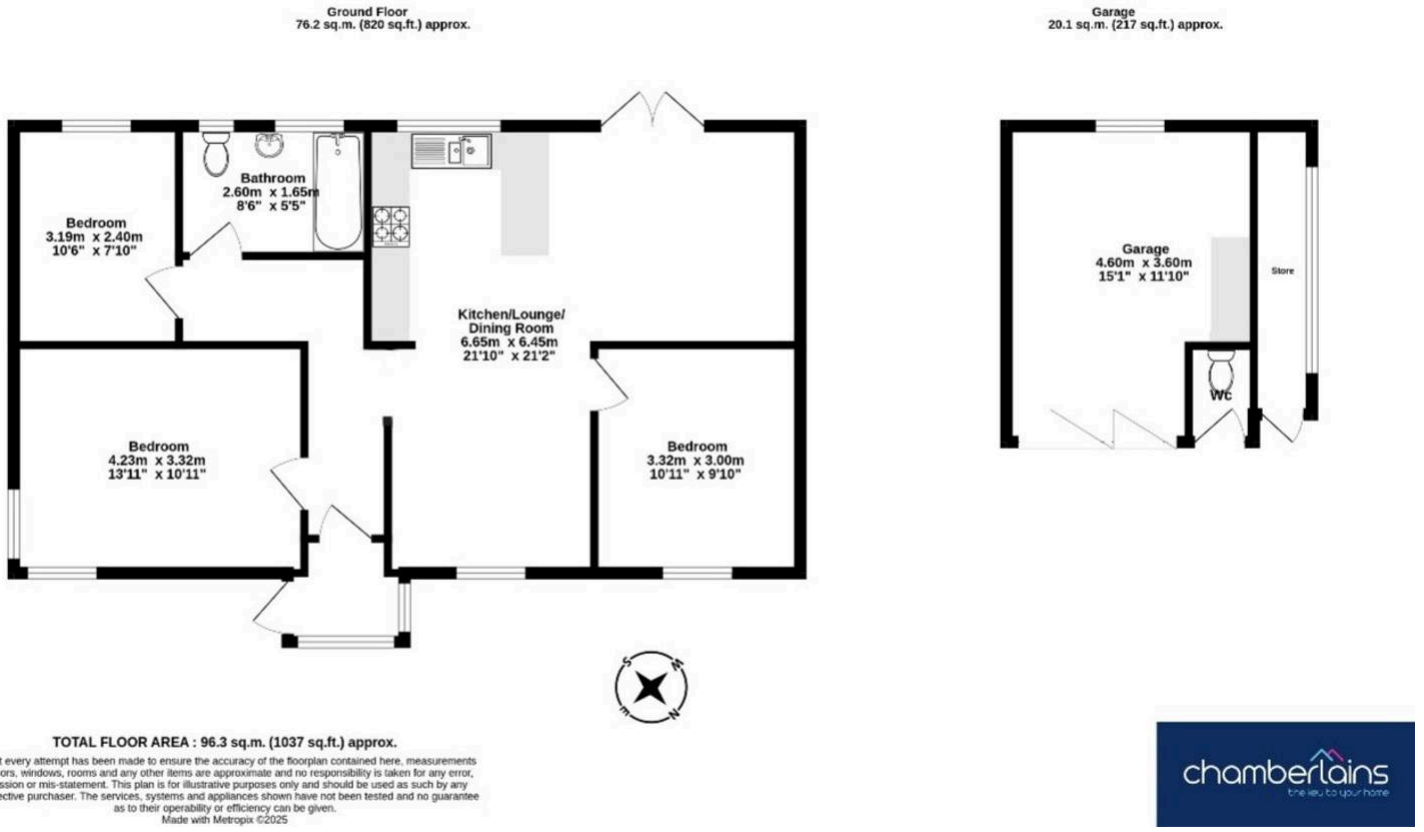
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the key to your home



A three bedroom detached bungalow which has been tastefully refurbished and laid out in a modern design with an open plan kitchen, dining room and living area, stylish bathroom, three bedrooms and floored and panelled-out roof space with a good timber ladder access with the potential to build further in to the loft (subject to necessary consents). Offered in turn-key condition and finished to an excellent standard. The kitchen is fitted with brand new integrated appliances and the gardens are landscaped for ease of maintenance. The glazed entrance porch leads to the front door and provides an ideal area for removing coats and shoes. The hallway extends to the fantastic open plan kitchen, dining and living area in the heart of the home. The stylish contemporary kitchen is finished to a high standard comprising a matching range of base and wall mounted units with roll edge worktops, single bowl stainless steel sink with mixer tap and drainer, hob with ceiling extractor above, integrated oven/grill, integral fridge/freezer and window overlooking the rear garden. There is an area set aside in the expansive garage/workshop, which has plumbing and electrical facilities for utility appliances.

The versatile living space has two areas, one a dining area and one a living area. One has a window to the front with views to the back beach and the other has patio doors bringing the garden into your home. A further door leads to the third bedroom/study with a front aspect.
From the hallway you have the main bedroom with a dual aspect window to the front with amazing views out to sea. There is a further bedroom to the rear and a loft access hatch with timber ladder to an extremely useful attic space that could be converted to an additional room (subject to necessary consents). The refurbished bathroom has a fully tiled suite with neutral tones comprising a low level WC, recessed wash hand basin with vanity unit below, panelled bath with shower and screen and frosted window to the rear.

The property is double glazed and has a new central heating/water installation, with a new combination boiler. The electrical system has been completely re-wired and updated to modern-day standards. New carpets and flooring are fitted throughout. No work is necessary - simply move in and enjoy!

To the front of the property there is an enclosed garden laid mainly to gravel with borders and beautiful views across to the back beach and Shaldon. To the rear of the property there is a large paved area making an ideal sun trap with an outside tap and side access to the garage and front of the property from either side.

The expansive garage/workshop has a sliding door for access, power, light and there is an area set aside which has plumbing and electrical facilities for utility appliances. To the right of the garage there is a useful WC and additional enclosed store area.
There is a good size driveway with ample parking and a covered car port area in addition to the garage/workshop.







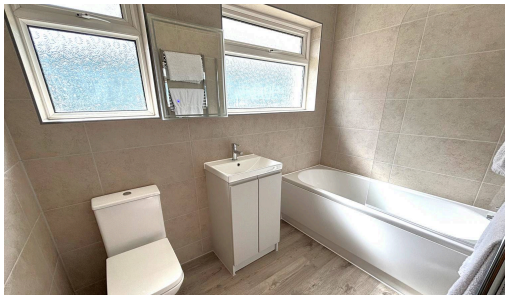
Tenure: Freehold
Services: Gas, Electric, Mains Water and Mains Drainage.

Council Tax Band ***D- £2,710.19per annum***

Broadband: Ultrafast 1000mBps (according to OFCOM)

MEASUREMENTS:







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Lounge/Kitchen/Dining Room 6.65m x 6.45m (21'10" x 21'02")

Bedroom 4.23m x 3.32m (13'11" x 10'11")

Bedroom 3.32m x 3.00m (10'11" x 9'10")

Bedroom 3.19m x 2.40m (10'06" x 7'10")

Bathroom 2.60m x 1.65m (8'06" x 5'05")







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.



