

**SAMPLE
MILLS**



**17 St Johns Close
Bishopsteignton
Teignmouth
Devon
TQ14 9RT**

£1,395
PCM





**17 St Johns Close, Bishopsteignton,
Teignmouth, Devon TQ14 9RT**

£1,395 pcm

A 3 bedroom Detached Bungalow situated in a cul-de-sac in the popular area of Bishopsteignton providing easy access for all local amenities.

Bishopsteignton is a desirable estuary village with an excellent local community. The village has many amenities including a primary school, pubs, churches, pharmacy, doctors' surgery, post office, general stores and small hotel. A bus service also provides access to the coastal town of Teignmouth 2 miles to the east, which again offers all local amenities to include an 18 hole golf course. Mainline rail services are available in both Newton Abbot and Teignmouth to London Paddington. The A380 dual carriageway linking Torbay to the south with Exeter and the M5 to the north passes within 2 miles of the village.

The accommodation internally comprises entrance hallway with cloakroom, lounge, kitchen, 3 bedrooms and bathroom.

The property has off road parking, a garage and gardens to the front and rear.



uPVC double glazed door to:

Entrance Hallway

Laminated flooring. Single panelled radiator. Coving to ceiling. Electric meter. Thermostat control for central heating.

Downstairs Cloakroom

Low level w/c. Wash-hand basin. Tiled splash back. Obscure glazed window. Extractor fan.

Kitchen – 3.00m x 2.40m (9'10" x 7'10")

Faces the front. A range of fitted base units. Stainless steel drainer 1½ with mixer taps over. Tiled walls. Range of wall mounted cupboards. Worktop surface areas. Strip fluorescent lighting. Gas hob and electric oven. Built-in fridge/freezer. Plumbing for washing machine.

Lounge – 6.20m x 3.80m (20'4" x 12'6")

Looking over the front of the property. Small bay window with uPVC double glazed window to the front and to the side. Two double panelled radiators. Feature fireplace, carved wooden surround with mantle over, insert, raised hearth and electric fire. Coving to textured ceiling.

Bedroom 3/Dining Area – 4.30m x 2.50m (14'1" x 8'2")

uPVC double glazed window. Single panelled radiator.

Inner Hallway

Airing cupboard with wall mounted Glow Worm combi boiler serving hot water and central heating.

Bedroom 1 – 3.50m x 3.30m (11'6" x 10'10")

Looking over the rear. uPVC double glazed window. Single panelled radiator.

Bedroom 2 – 3.50m x 2.90m (11'6" x 9'6")

Built-in double wardrobes with mirror fronted doors. uPVC double glazed window to the rear. Single panelled radiator. Coving to textured ceiling.

Bathroom – 2.10m x 1.70m (6'11" x 5'7")

Comprising 3 piece suite. 'P' shaped bath with mixer tap and shower over. Shower screen. Tiled walls. Low level w/c. Vanity wash-hand basin. Medicine cabinet. Obscure glazed window. Fixed mirror, soap dish and towel rail. Extractor fan.

Detached Garage – 5.10m x 2.50m (16'9" x 8'2")

Up and over door. Door to the rear garden. Window. Power and light.

Outside

The property has driveway to the front with parking for several cars, an open plan lawned garden with a good range of borders, shrubs and plants.

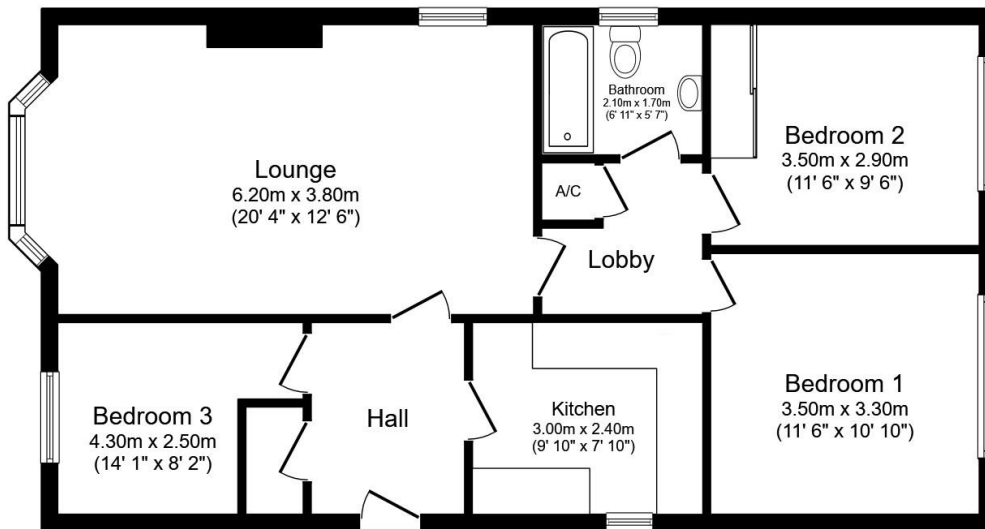
The rear garden comprises a level two tiered garden with patio area with steps up to further lawned garden with rockery display and surround with a good range of mature trees, shrubs and plants.

Agents Note

Council Tax Band: 'D' £2350.46 for 2024/25

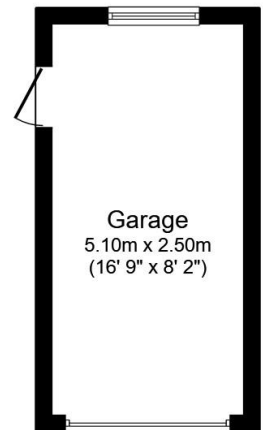
EPC Rating: 'D'





Floor Plan

Floor area 77.4 m² (833 sq.ft.)



Garage

Floor area 12.8 m² (137 sq.ft.)

TOTAL: 90.2 m² (970 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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