



Kingsteignton

- Virtual Tour/Online Viewings Available
- Detached Bungalow
- 3 Bedrooms
- 2 Reception Rooms
- In Need of Refurbishment Throughout
- Garage & Driveway
- Gardens to 3 Sides
- No Upward Chain

Guide Price:
£260,000
 Freehold
 EPC RATING: E52

24 Lyndale Road, Kingsteignton, TQ12 3JN

Thought to be around 60 years old and in the same ownership from new is this detached bungalow for improvement and modernisation. Offering bags of potential, the property is situated in a popular and well-established cul-de-sac of similar age and style home and is on the level for a wide range of amenities including both primary and secondary schools.

Standing on an enclosed, level corner plot, the bungalow has lawned gardens on three sides with a private driveway and detached garage providing parking. Subject to all necessary consents and approvals being obtained, there is potential to enlarge the property with a loft conversion or extension.

Accommodation: Clearly loved and cherished over the years, the property is now in need of significant updating but offers the ideal opportunity to modernise to a buyer's own tastes and specifications. The accommodation includes an L-shaped entrance hallway with airing cupboard off and hatch to the substantial loft. A bay windowed lounge overlooks the front and has its original fire place which should be professionally inspected before use. The kitchen with rear lobby off has basic fittings including a sink unit and plumbing for a washing machine. Adjacent to the kitchen is a good sized separate dining room with walk-in storage cupboard off and combined the two rooms would make an excellent kitchen/diner overlooking the rear garden. There are 3 good sized bedrooms and a bathroom/WC with what is likely to be the original coloured suite.

Gardens: Enclosed corner plot with gardens on 3 sides which are mainly laid to lawn with some mature planting.

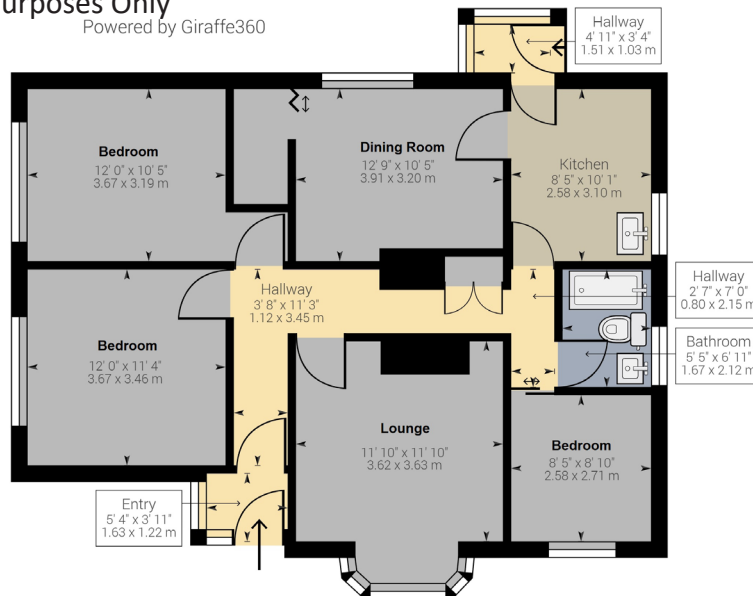
Parking: Gated private driveway and single pre-fabricated garage.

Agents Notes

Council Tax Band: Currently Band D

Floor Plans - For Illustrative Purposes Only

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Approximate net internal area: 942.45 ft² / 87.56 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

Directions

From the Penn Inn roundabout take the A380 dual carriageway Exeter bound. Take the first exit for Kingsteignton and at the roundabout take the first exit for Kingsteignton A383. At the mini roundabout turn right into Longford Lane. Continue straight ahead at the next mini roundabout and continue straight ahead over the next mini double roundabout. At the cross roads cross straight over into Ley Lane. Take the first right into Captains Road. Turn left into New Park Road and Right into Lyndale Road.

Energy Performance Certificate

Full report available on request

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.