



Kingsteignton

- Virtual Tour/Online Viewings Available
- Self-Contained First Floor Apartment
- 1 Double Bedroom
- Open Plan Lounge & Kitchen
- Modern Kitchen & Bathroom
- Off Road Parking Space
- Gas Central Heating & Double Glazing
- Central Kingsteignton Location

Guide Price:

£129,950

Leasehold

EPC RATING: C72

2a Gestridge Road, Kingsteignton, TQ12 3HB

A roomy first floor apartment situated in the heart of sought-after Kingsteignton, convenient for a wide-range of local amenities. Smartly presented, and benefitting from an off road parking space at the rear, the property would make an ideal first time purchase or investment buy-to-let opportunity.

Accommodation:

The accommodation, which benefits from a gas central heating system and double glazed windows, is accessed through a communal lobby with stairs up to the first floor and a private entrance door into the apartment. The entrance hall provides access to the individual rooms including a generous living room with 2 windows providing plenty of natural light with a wide archway fashionably open plan to the kitchen. This is fitted with a selection of modern cabinets and integrated appliances including oven, hob and hood. A double bedroom at the rear has double-aspect windows and the bathroom has a modern white suite with the bath having a shower over. Finally there is a shared laundry room on the ground floor for residents' use.

Parking: Single off road parking space at the rear of the building.

Agents Notes:

Council Tax: Currently Band A.

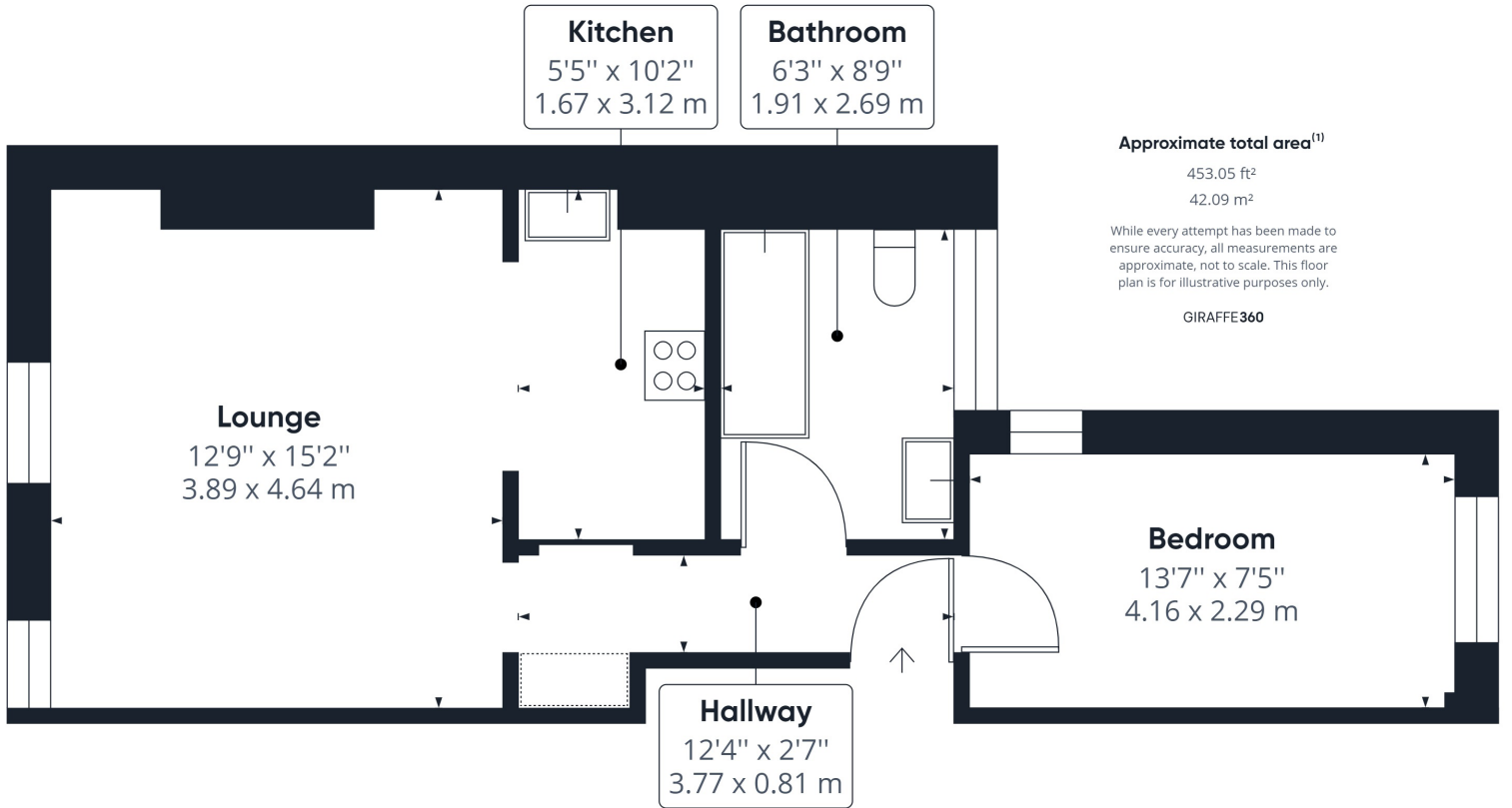
Leasehold: 125 years from 2012.

Maintenance: On an 'as and when' basis.

Ground Rent: Peppercorn ground rent.

Mains water on a meter. Mains gas. Mains electricity. Mains drainage.

Floor Plans - For Illustrative Purposes Only



Directions

From Newton Abbot take the A383 to Kingsteignton. At the racecourse roundabout continue straight ahead. At the second roundabout by the retail park take the first exit onto B3195. At the next roundabout by Tesco express take the first exit onto Gestridge Road and the property is almost immediately on the right.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	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.