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THE AWARD WINNING
ESTATE AGENTS

1 Leat Close, Kingsteignton
Freehold



1 Leat Close, Kingsteignton, Newton Abbot, TQ12 3FH

A fabulous individual detached house with a first-class contemporary finish offering stylish, up-to-the-minute living.

- Virtual Tour/Online Viewings Also Available
- Stunning 4 Bed Detached House
- Double Aspect Lounge With Panoramic Views
- Quality Fitted Bathroom
- Garage, Car Port & Driveway
- Large Contemporary Kitchen / Dining Room
- Individual Design Features With Character
- Lovely Landscaped Gardens
- Master Suite with Dressing Room & En-suite
- Far Reaching Country Views

Designed and built by renowned local architect Ralph Farleigh, the property forms part of a small and exclusive cul-de-sac off Golver's Hill Road, considered by many to be Kingsteignton's premier address. Enjoying some lovely views towards parts of Dartmoor, the property has delightful privately enclosed gardens designed for ease of maintenance, yet providing plenty of space for outdoor entertaining and alfresco dining. To one side of the house is a garage with remote electric door, attached carport with integrated storage and double-width driveway providing parking.

Kingsteignton enjoys a wide range of amenities including a range of shops, supermarkets, public houses, restaurants, primary and secondary schools and a church. There is also very easy access to the train station in Newton Abbot and the A380 dual carriageway to Torbay, Exeter and the M5.

ACCOMMODATION

Stepping inside, the house has an individual layout with some superb bespoke features and glazing, providing a light-filled interior. There is a spacious hallway with part double-height ceiling having a cavernous understairs storage cupboard and twin doors to the double-aspect lounge with recessed Living Flame gas fire and French doors to the garden. There is also a guest cloaks/WC off the hall. The hub of the house has to be the superb 31.28sqm living/kitchen/dining room with range of quality units, feature island, integrated appliances and solid granite countertops. Off this area is a useful office/study and a plumbed utility room.

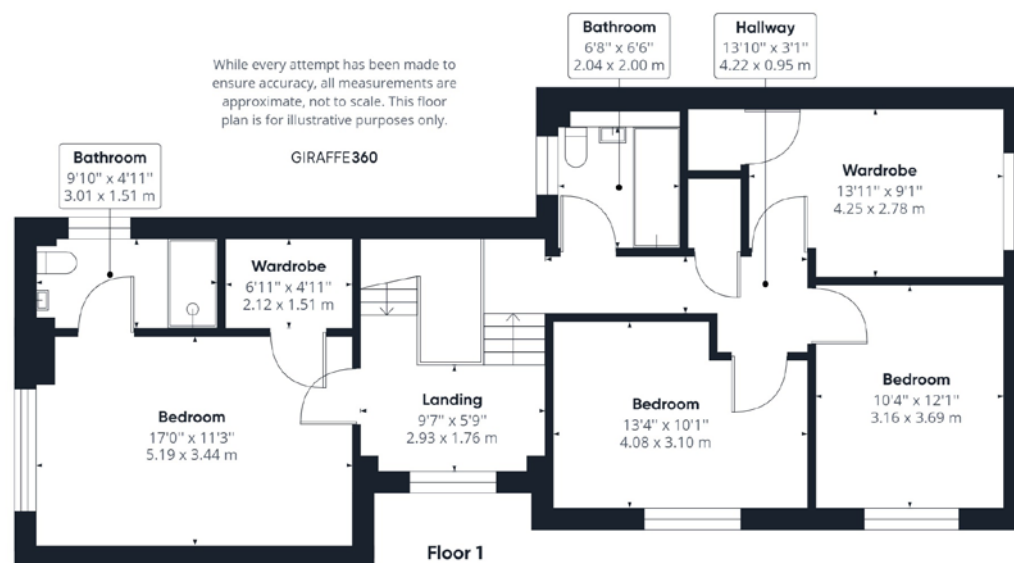
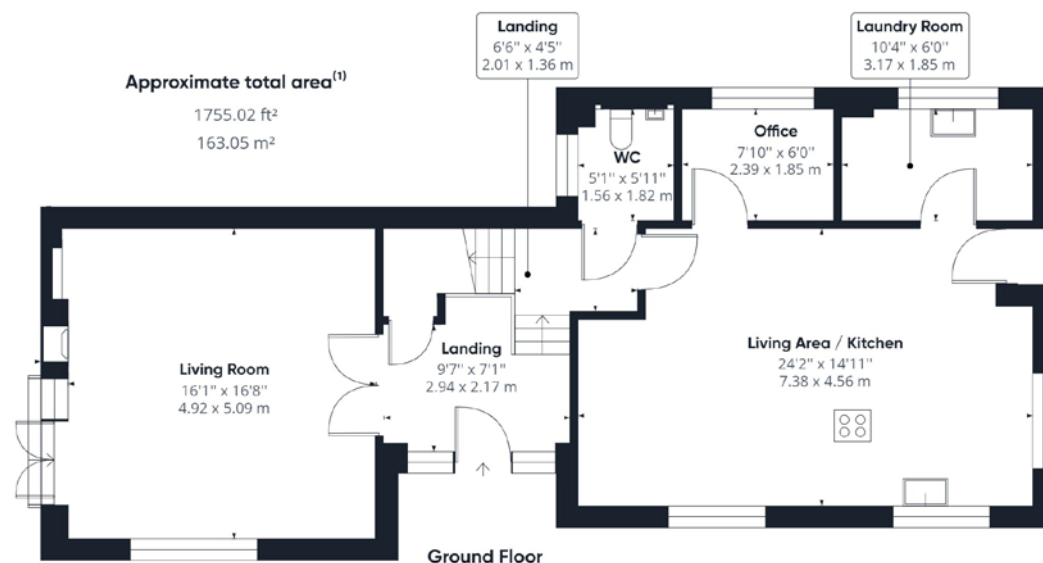
On the first floor, a spacious, split-level landing with seating area provides access to four good-sized bedrooms and a well-appointed bathroom. The principal bedroom has an en-suite shower/WC and walk-in wardrobe.

OUTSIDE

There is a double-width brick paved driveway leading to the garage and car port. To the front and sides there are easily-maintained landscaped gardens with railing surround, ornamental rock and gravel garden. A paved patio with lovely views, raised flower beds, seating area and steps leading down to a lawned area.

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.





AGENTS NOTES

Tenure

Freehold

Local Authority

Teignbridge District Council
Council Tax: Currently Band F

Services

Mains water. Mains drainage. Mains gas. Mains electricity.

Viewings

Strictly by confirmed appointment with the vendor's agent, Coast & Country.

DIRECTIONS

From the Penn Inn roundabout take the A380 dual carriageway Exeter bound. Take the first exit for Kingsteignton A383. At the roundabout take the first left for Kingsteignton A383 and at the mini roundabout turn right into Longford Lane. At the mini roundabout turn left into Golvers Hill Road. Take the second right into Leat Close.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		