



Kingsteignton

- Video Walk-through Available
- Spacious Semi-Detached House
- 4 Bedrooms
- 2 Reception Rooms
- 2 Bathrooms/Shower Rooms
- Enclosed Rear Garden
- Carport & Garage
- Popular Location

Guide Price:

£325,000

Freehold

EPC: D63

48 Gestridge Road, Kingsteignton, Newton Abbot, TQ12 3HH

An older-style bay-fronted semi-detached family home situated in a level location within Kingsteignton. The spacious accommodation comprises four bedrooms, two reception rooms, a kitchen/breakfast room along with a downstairs shower room and upstairs bathroom. Gas central heating is installed and the property benefits from period features. Outside there are easy to maintain gardens, car port and garage. Internal viewings come highly recommended to appreciate the deceptively spacious accommodation and convenient location this lovely family home offers.

Kingsteignton has a wide range of local amenities including well-regarded primary and secondary schools, picturesque ancient church, post office, doctors' surgery, small supermarket, parade of shops and various public houses/ restaurants. A timetabled bus service operates to the neighbouring market town of Newton Abbot which has mainline railway links to London Paddington. The road networks are excellent with the A380 being approximately ½ mile away. Newton Abbot is around 2½ miles away and Exeter with the M5 beyond is approximately a 20 minute drive.

The Accommodation

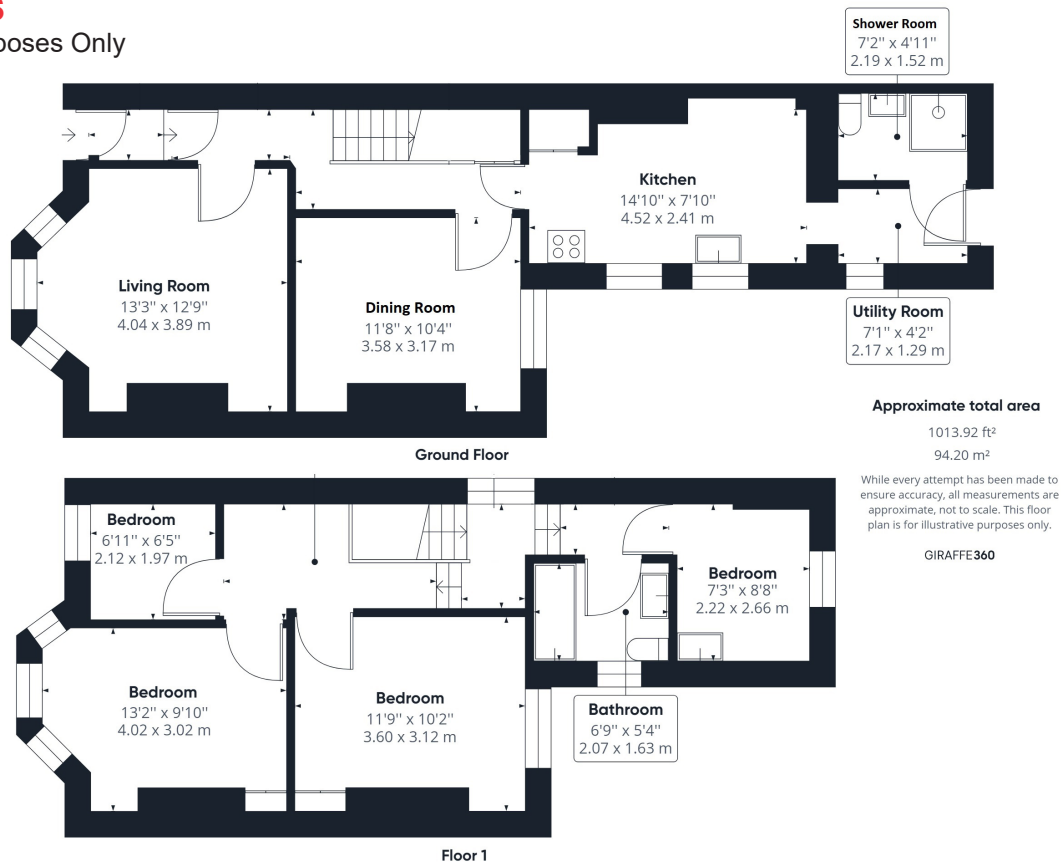
An obscure double-glazed entrance door leads to the entrance porch with quarry tiled flooring and an obscure glazed door to the hallway with window to side, stairs to first floor and cupboard under. The lounge has a walk-in double-glazed bay window to front, feature fireplace, laminate flooring and picture rail. There is a separate dining room with double-glazed window to rear laminate flooring and picture rail. The kitchen/breakfast room is fitted with a modern range of wall and base units with work surfaces and tiled splashbacks, inset single drainer sink unit, spaces for appliances, seating area with pine panelled back, storage cupboard housing wall mounted gas boiler, two UPVC double-glazed windows to side and leading to a utility/rear porch with double-glazed window to side and part glazed door to outside. There is also a ground floor shower room with shower cubicle, low-level WC, wash basin and extractor fan. On the first floor there is a spacious landing which would make an ideal study area and window to side. Bedroom one has a walk-in double-glazed bay window to front and storage cupboard. Bedroom two has a double-glazed window to rear and fitted cupboard. There are two further bedrooms (one of which is used as a kitchen area) There is also a bathroom with white suite comprising panelled bath with mixer tap and shower attachment, low-level WC, pedestal wash basin and UPVC obscure double-glazed window.

Garden & Parking

Outside to the front there is a gate and path leading to front door, gravelled area with shrub borders and gate and path at side lead to the rear garden. The rear garden has a private circular lawned area with paved patio and fencing to boundaries with gravelled shrub borders and gives a degree of privacy. Path leads to brick built store and carport providing off-road parking with gates to rear access lane where the single garage is situated with metal up and over door.

FLOOR PLANS

For Illustrative Purposes Only



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 ± 0.1m





Agents Notes

Tenure

Freehold

Services

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

Local Authority

Teignbridge District Council

Council Tax

Currently Band C

Viewings strictly by confirmed appointment with the vendor’s agent, Coast & Country.

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.

ENERGY PERFORMANCE RATING

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 63 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |