



Kingsteignton

3x  1x 

ENERGY RATING C74

- Video Walk-through Available
- Terraced Barn Conversion
- 3 Bedrooms
- Lounge/Diner
- First Floor Shower Room
- Enclosed Garden
- Car Port Parking Space
- Tucked-Away Location

Guide Price:
£270,000
FREEHOLD

Cottage 3, Blindwell Farm, Fore Street, Kingsteignton, TQ12 3AX

A lovely three-bedroom barn conversion situated in a small, select, mews-style development, formerly the old Blindwell Farm courtyard, in a convenient yet tucked away location in the sought after town of Kingsteignton. In addition to the three bedrooms there is a lounge/dining room, kitchen and shower room. Gas central heating and double glazing are installed and outside there is an easy to maintain rear garden and car port parking space. Internal viewings come recommended to appreciate the location and accommodation on offer. The property will appeal to a wide range of buyers.

Blindwell Farm is situated off Fore Street which is a convenient position within Kingsteignton offering a wide range of local amenities including primary and secondary schools, picturesque ancient church, post office, small supermarket and 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 A380 dual carriageway links Torbay with Exeter and the M5 beyond.

Accommodation: A hardwood-effect uPVC part obscure double-glazed entrance door to hallway with storage cupboard, stairs to first floor with cupboard under and two double-glazed windows to front. The lounge has a hardwood-effect uPVC double-glazed window to rear, feature fireplace with electric 'living flame' coal-effect fire and door to kitchen which is fitted with a modern range of wall and base units with rolled edge work surfaces and tiled splashback, inset single drainer sink unit, spaces for appliances, wall mounted gas boiler, hardwood-effect part-obscure double-glazed door and window to rear.

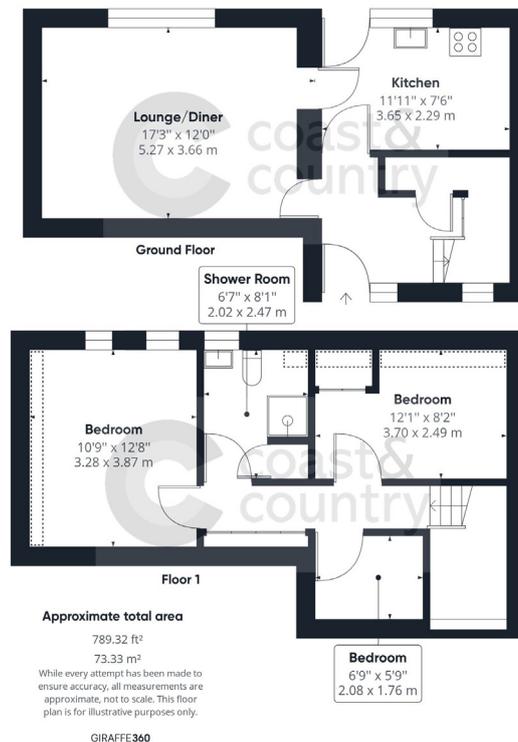
On the first floor, the landing has storage cupboards and access to a loft. Bedroom one has two hardwood-effect uPVC double-glazed windows to rear, bedroom two has a double-glazed Velux window and storage cupboard and bedroom three has a double-glazed Velux window. The shower room is of a

good size and has a shower cubicle, low-level WC, vanity wash basin, part tiled walls, storage cupboard and uPVC hardwood-effect obscure double-glazed window.

Garden: The rear garden is enclosed with stone retaining wall, raised gravelled area with flower and shrub borders, patio area and gate to side access.

Parking: Allocated parking space underneath a car port.

Directions: From the Fountain Roundabout in Kingsteignton, follow Fore Street past the Bell Inn and continue as the road bears around to the left where there is a turning on the left for Blindwell Farm before the turning for Tarrs Avenue. For viewings, we request that applicants please do not park within the Blindwell Farm development.



Energy Performance Certificate:

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 87 B |
| 69-80 | C | 74 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Agents Notes:

Council Tax: Currently Band B

Tenure: Freehold

Mains water. Mains drainage.

Mains electricity. Mains gas.

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 are ± 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.