



A fabulous, modern, end-terrace family home with open plan living area, three bedrooms, an enclosed rear garden and parking, conveniently located with easy access to the A380 to Torbay, Exeter and the M5

30 Vicarage Hill | Kingsteignton | Newton Abbot | TQ12 3BA





PROPERTY TYPE

End Terraced House  
Freehold



SIZE

805 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

83 (B)



COUNCIL TAX BAND

C



### in a nutshell...

- End of Terrace Family Home
- No Onward Chain
- Three Bedrooms
- Open Plan Living Area
- Garden & Off Road Parking
- Close to Local Shops, Schools & Amenities
- Easy Access to Travel Links



## the details...

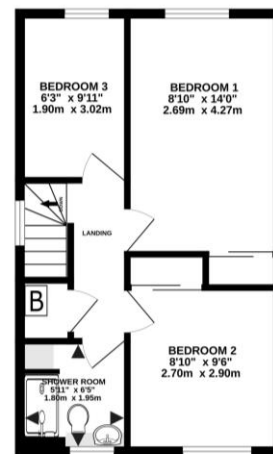
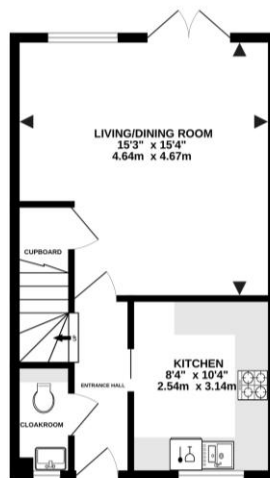
Check out this fabulous, modern, end-terrace family home with three bedrooms, an enclosed rear garden and parking, conveniently located with easy access to the A380 to Torbay, Exeter and the M5.

Inside, it is beautifully presented with light and stylish décor throughout giving a contemporary feel and it is warm and welcoming with gas central heating.

The accommodation comprises of, on the ground floor, an entrance hallway with a convenient ground floor cloakroom that has a hidden-cistern WC, a basin and accent lighting, and a staircase rising to the first floor, a good-sized, modern kitchen with loads of worktop and cupboard space, complete with under-cabinet feature lighting, a built-in fan-oven, gas hob, an integrated dishwasher, floor-space for an upright fridge/freezer, and plumbing beneath the sink for a washing machine, and a spacious living/dining room filled with light from a window and French doors to the rear garden, and an under-stairs cupboard.

Upstairs, there are three light and airy bedrooms, two doubles with built-in wardrobes, and a single, all served by a superb modern shower room that contains a rain shower with feature lighting, a vanity unit, a hidden-cistern WC and a heated towel rail. An airing cupboard on the landing contains a condensing combi-boiler that provides the central heating and hot water on demand.

Outside, the rear garden is split-level, low-maintenance, and beautifully landscaped with paved terraces and an artificial lawn, creating a fabulous outside space for entertaining, be it alfresco dining or a barbecue. It also features a bespoke corner seat with feature led lighting, and a gate at the side that provides alternative access and leads to a parking area at the rear where there is one allocated space.



TOTAL FLOOR AREA: 805 sq. ft. (74.8 sq.m.) approx.  
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## the location...

Kingsteignton is a town located on the outskirts of Newton Abbot offering very easy access to the town centre. It has the benefit of good local amenities, including schools, churches, public house, supermarkets and very easy access to the A38 Devon Expressway leading to the M5.

### Shopping

Late night pint of milk: Tesco Express 0.8 mile  
Town centre: Newton Abbot 2.3 miles  
Supermarket: Lidl 0.8 mile - Tesco 1.2 miles  
City: Exeter 16 miles

### Relaxing

Beach: Teignmouth 4.7 miles  
Park: 0.3 mile  
Kingsteignton Retail Park: 0.9 mile  
Newton Abbot Leisure Centre: 2.7 miles

### Travel

Bus: On Blindwell Avenue 0.1 mile  
Train station: Newton Abbot 2.1 miles  
Main travel link: A380 0.3 mile  
Airport: Exeter 19 miles

### Schools

Rydon Primary School: 0.5 mile  
St Michaels C of E Primary School: 1 mile  
Teign School: 0.8 mile  
Stover School (private): 3.6 miles

Please check Google maps for exact distances and travel times.

Property postcode: TQ12 3BA

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