



A spacious, detached family home with four bedrooms, master ensuite, two garages and an enclosed rear garden, conveniently located a short walk from the shops and amenities, with easy access to the A380 and the M5

1 Church Street | Kingsteignton | Newton Abbot | TQ12 3BQ





PROPERTY TYPE

Detached House
Freehold



SIZE

1,844 sq ft



LOCATION

Town



AGE

1930s



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

1



WARMTH

Gas Central Heating &
Woodburning Stove



PARKING

Double Garage & Off Road
Parking



OUTSIDE SPACE

Garden



EPC RATING

59 (D)



COUNCIL TAX BAND

E



in a nutshell...

- Four Bedroom Detached Family Home
- Spacious Kitchen/Diner & Separate Study
- Living Room with Woodburning Stove
- Separate Sitting Room
- Shower Room, Bathroom & Master En-suite
- Enclosed Rear Garden
- Two Garages & Off Road Parking
- Easy Access to the A380 & M5



the details...

New to the market is this fabulous, deceptively spacious, detached family home with four bedrooms, master en-suite, two garages and an enclosed rear garden, conveniently located a short walk from the shops and amenities in the popular town of Kingsteignton, and with easy access to the A380 to Newton Abbot, Torbay, Exeter and the M5.

Inside, it is well-presented with light and neutral décor throughout and feels warm and welcoming with gas central heating, double glazing, and a wood-burning stove.

The accommodation comprises of, on the ground floor, an entrance hallway with a staircase to the first floor and a cupboard beneath, a sitting room with a fireplace and a bay window to the front filling the room with light, a fabulous, modern, kitchen/dining room with loads of worktop and cupboard space, alcoves for a range cooker and an American-style fridge/freezer, space beneath the worktop with plumbing for a dishwasher, and plenty of room for a dining table and seating, ideal for any occasion, a separate utility room with plumbing for white goods, a door to the garden and a wall-mounted condensing combi-boiler that provides the central heating and hot water on demand, an adjoining hallway leading to a ground-floor shower room, and a huge living room flooded with light from dual-aspect patio doors to the garden, with a wood-burning stove, wonderful with a roaring fire on a dark winter night.

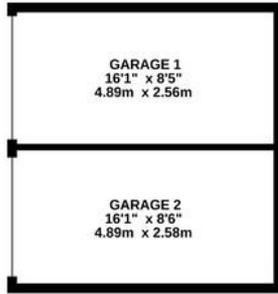
Upstairs, is the master bedroom, a spacious double with dual-aspect windows, fitted wardrobes, and an en-suite shower room, three further bedrooms, two doubles and a small single, suitable as a nursery, a study or a box room, a modern family bathroom, and an airing cupboard with slatted shelving for linen.

Outside, at the front, there is an enclosed garden with steps up to the sheltered front door, and at the back, the rear garden is a generous size, is fully paved and is enclosed making it safe for children and pets. It is private and sunny, perfect for entertaining, be it a barbecue or alfresco dining, and a gate at the rear leads to the two single garages, both with lights, power, up and over doors, and parking for an additional two cars in front, and the driveway, shared with one neighbouring property, has space for two more cars at the side. A viewing is essential to fully appreciate all that this wonderful property has to offer.

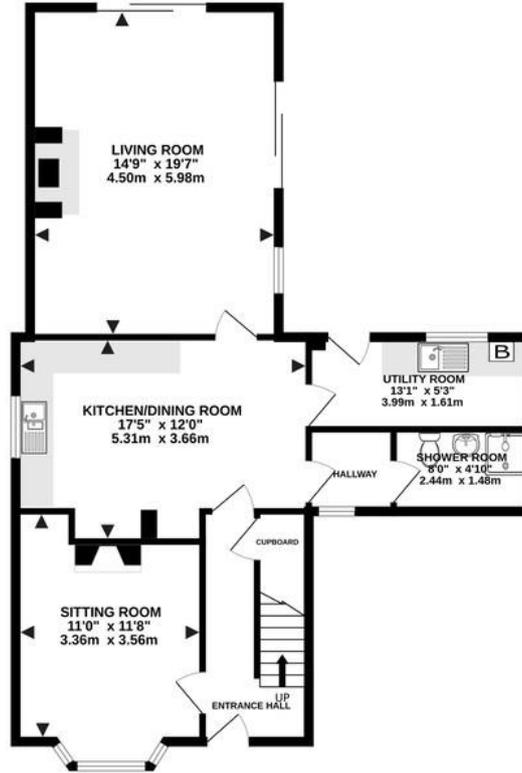


the floorplan...

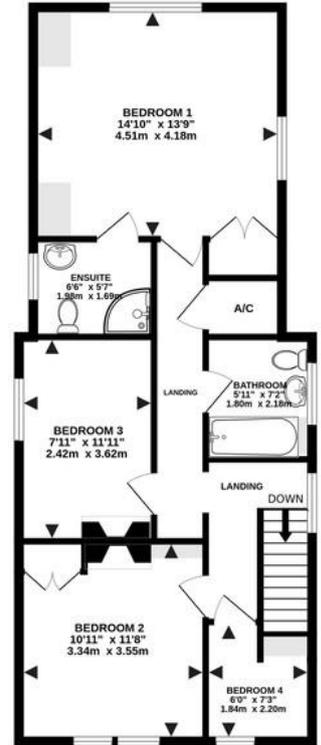
GARAGES
271 sq.ft. (25.1 sq.m.) approx.



GROUND FLOOR
859 sq.ft. (79.8 sq.m.) approx.



1ST FLOOR
714 sq.ft. (66.4 sq.m.) approx.



TOTAL FLOOR AREA : 1844 sq.ft. (171.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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the location...

The property is located in the popular village of Kingskerswell between Newton Abbot and Torbay. Kingskerswell has a host of facilities including a doctors surgery, local shops, school, public houses, churches. It offers very easy access to the English Riviera and Newton Abbot, the A38 and surrounding areas.

Shopping

Late night pint of milk: Tesco Express approx. 292 ft
Town centre: Newton Abbot 1.7 miles
Supermarket: Lidl 0.1 mile

Relaxing

Beach: Teignmouth 4.7 miles
Park: Courtenay Park: 1.5 miles
Newton Abbot Leisure Centre: 2 miles
Dainton Golf Club: 4.2 miles

Travel

Train station: Newton Abbot 1.5 miles
Main travel link: A380 2.4 miles
Airport: Exeter Airport 18.3 miles

Schools

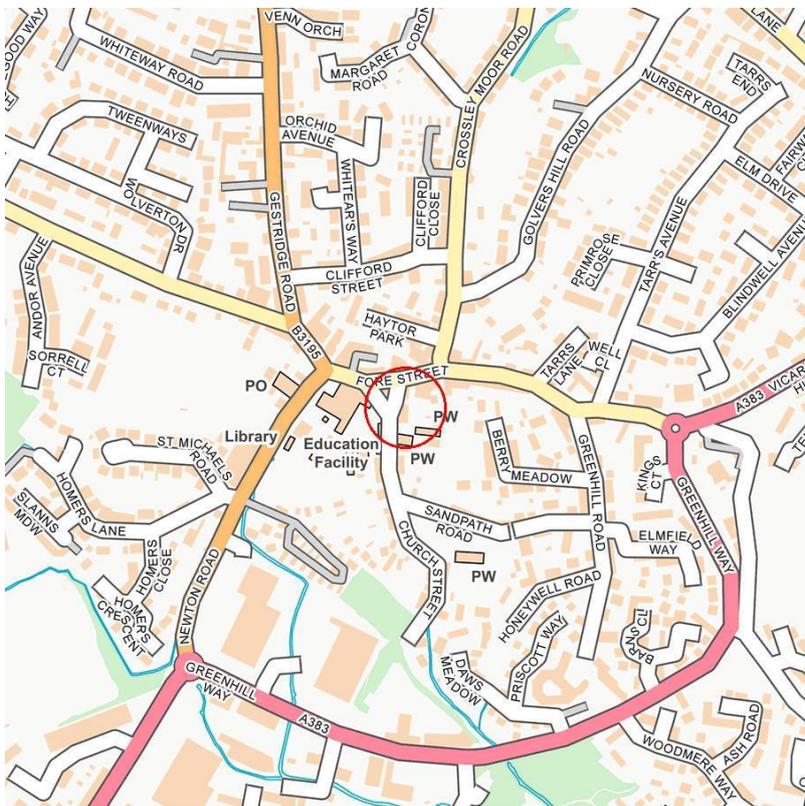
St Michael's C of E Primary School: approx. 331 ft
Kingsteignton School: 1 mile
Rydon Primary School: 0.7 mile
Coombeshead Academy: 1.9 miles
Newton Abbot College: 1.8 miles

Please check Google maps for exact distances and travel times.

Property postcode: **TQ12 3BQ**

how to get there...

From our office on Queen Street turn right onto Albany St and follow the road ahead onto Cricket Field Rd. At the end of the road turn right Kingsteignton Rd (B3195) and at the roundabout take the second exit onto Newton Rd (A383) and at the next roundabout take the second exit again leading onto Newton Rd. At the next roundabout take the first exit, continuing on Newton Rd (B3195). At the roundabout take the second exit onto Fore St and turn right onto Church Street, where the property can be found.





Need a more complete picture? Get in touch with your local branch...

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