



Kingsteignton

2x 1x

ENERGY
RATING
D59

- Virtual Tour Available
- 2 Bedroom Detached Bungalow
- Lounge/Diner
- Kitchen & Shower Room
- In Need of Modernisation

- Conservatory & Rear Garden
- Garage & Driveway
- Cul-de-sac Position
- Gas Central Heating & Double Glazing

Guide Price:
£325,000
FREEHOLD

Tralee, 3 Berry Meadow, Kingsteignton, TQ12 3BL - Draft

A detached bungalow in a level and desirable residential location within this popular town. The accommodation, although requiring some updating, offers two bedrooms, lounge/dining room, large conservatory, kitchen and shower room. Gas central heating and double glazing are installed and outside there are easy to maintain gardens and a garage. An internal viewing is recommended to appreciate the accommodation and location on offer.

Berry Meadow is a sought-after residential cul-de-sac in a tucked-away position within the sought-after town of Kingsteignton which has 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 multi obscure glazed entrance door leads to the entrance porch with door to garden, courtesy door to garage and multi obscure glazed door to the entrance hallway with a storage cupboard, airing cupboard and access to loft. The lounge/diner has a window to side and sliding double-glazed patio doors to a conservatory which is uPVC double-glazed with French doors leading to the garden. The kitchen has a range of wall and base units, rolled edge work surfaces, tiled splashback, inset, single drainer sink unit, space for appliances and window to rear. Bedroom one has a window to front, as does bedroom two and the shower room comprises a shower cubicle, low-level WC, pedestal wash basin and obscure-glazed window.

Garden: The rear garden is enclosed and comprises a level lawn with flower and shrub borders and greenhouse.

Parking: Outside to the front there is a driveway providing off-road parking leading to a garage with metal up and over door and wall mounted gas boiler.

Directions: From Newton Abbot Penn Inn roundabout take A380 Exeter bound. Take the first exit left for Kingsteignton. At the roundabout take the first exit left for Kingsteignton A383. At the mini roundabout continue straight ahead. At the next roundabout continue straight ahead (2nd exit) into Vicarage Hill. Take the first left into Greenhill Road and then the first right into Berry Meadow and the property can be found on the left.



Agents Notes:

Council Tax: Currently Band D

Tenure: Freehold

Mains water. Mains drainage.

Mains gas. Mains electricity.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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. 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.