



A fabulous, semi-detached property with two double bedrooms, a garage, car port and an enclosed rear garden, a short walk from the shops and amenities

22 Ash Road | Kingsteignton | Newton Abbot | TQ12 3SX



thoroughly good property agents



PROPERTY TYPE

Semi-Detached House  
Freehold



SIZE

883 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Off Road Parking & Garage



OUTSIDE SPACE

Garden



EPC RATING

73 (C)



COUNCIL TAX BAND

B



in a nutshell...

- Semi Detached Family Home
- Two Double Bedrooms
- Conservatory
- Off Road Parking, Car Port & Garage
- Enclosed Rear Garden
- Close to Local Shops, Schools & Amenities



## the details...

New to the market is this fabulous, semi-detached property with two double bedrooms, a garage, car port and an enclosed rear garden, a short walk from the shops and amenities in the popular town of Kingsteignton.

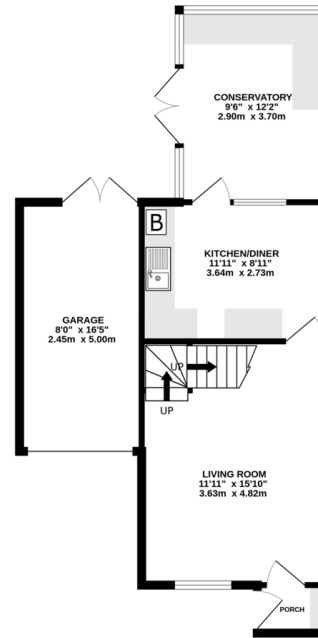
Inside, it is nicely presented with light and neutral décor throughout and feels warm with gas central heating and double-glazing.

The accommodation comprises of, on the ground floor, an entrance porch, a good-sized living room with a staircase to the first floor, a kitchen/dining room with a modern fitted kitchen that has plenty of cupboard and worktop space, a gap for a cooker and space with plumbing beneath the worktop for white goods, and a large conservatory that has additional storage and worktop space and French doors to the rear garden.

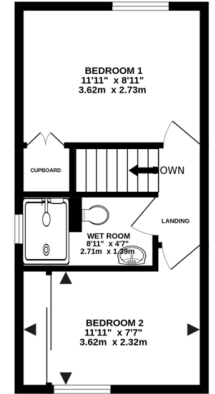
Upstairs, there are two light and airy double bedrooms and a modern wet room, and a hatch in the landing ceiling provides access to the insulated loft space.

Outside, the rear garden is beautifully landscaped and is fully enclosed making it child and pet friendly. There is a resin-bound terrace and sleeper-edged steps leading up to an artificial lawn and a terrace of decorative gravel, creating a wonderful outside space, great for entertaining and requiring minimal maintenance. Double doors lead into the rear of the attached single garage that has lights, power, and a remote-controlled roller-shutter door for convenience, leading to the resin-bound driveway with a car port providing additional sheltered parking for at least one car, with more parking on-road if required.

GROUND FLOOR  
577 sq.ft. (53.6 sq.m.) approx.



1ST FLOOR  
306 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA: 883 sq.ft. (82.1 sq.m.) approx.  
While 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 misstatement. 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...

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 0.7 mile  
Town centre: Newton Abbot 1.8 miles  
Supermarket: Tesco Superstore 0.7 mile

## Relaxing

Beach: Teignmouth 5.1 miles  
Clifford Park: 1 mile  
Newton Abbot Leisure Centre: 1.9 miles  
Hackney Marshes: 0.3 mile

## Travel

Bus stop: Greenhill Way 0.1 mile  
Train station: Newton Abbot 1.7 miles  
Main travel link: A380 0.7 mile  
Airport: Exeter 19.1 miles

## Schools

St Michaels C of E Primary School: 0.8 mile  
Rydon Primary School: 1.2 miles  
Teign School: 1.4 miles

Please check Google maps for exact distances and travel times.

Property postcode: **TQ12 3SX**

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