



A well-presented, modern end of terrace house with an open plan kitchen/living room, two bedrooms, modern shower room, enclosed rear garden and driveway parking, situated in a popular location in Kingsteignton, close to Newton Abbot.

79 Calvados Park | Kingsteignton | Newton Abbot | TQ12 3EX





PROPERTY TYPE

End Terraced House  
Freehold



SIZE

629 sq ft



LOCATION

Town



AGE

1990s-2000's



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Driveway



OUTSIDE SPACE

Garden



EPC RATING

68 D



COUNCIL TAX BAND

C



### in a nutshell...

- Modern End of Terrace House
- Well Presented Throughout
- Open Plan Kitchen/Living Room
- Two Bedrooms
- Modern Shower Room
- Enclosed Rear Garden
- Driveway



## the details...

Check out this end of terrace property with two bedrooms, an enclosed rear garden and parking with far-reaching views over the Devon countryside, in a quiet cul-de-sac location, in the popular town of Kingsteignton.

Inside, it is well-presented with stylish décor throughout and it feels warm with gas central heating and double glazing.

The accommodation comprises, on the ground floor, an entrance hallway with a staircase to the first floor, a modern open-plan living space with plenty of light from a window to the front and patio doors to the rear garden, a fitted kitchen which has plenty of worktop and cupboard space, a ceramic hob and a fan oven, space and plumbing for washing machine and a slimline dishwasher and a slot for an undercounter fridge and a freezer, and the living area has an under-stairs cupboard. Patio doors lead from the living area to the garden.

Upstairs there are two bedrooms, a spacious double with superb views over the town and surrounding countryside and a single currently used as an office, ideal for those working from home. Completing the accommodation is a modern shower room with a rainfall shower, a basin, a WC, and chrome heated towel rail.

Outside, the rear garden is beautifully landscaped and well maintained with a terrace of paving, ideal for entertaining, be it alfresco dining or a barbecue. There is a timber shed providing useful storage, with electric connection and at the front of the property a tarmac driveway with parking for two cars. The front garden has a neat lawn and a gated terrace beside the entrance, sheltered beneath a storm porch.

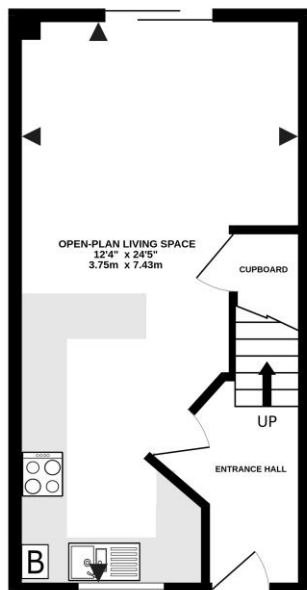
Tenure - Freehold

Council Tax Band - C

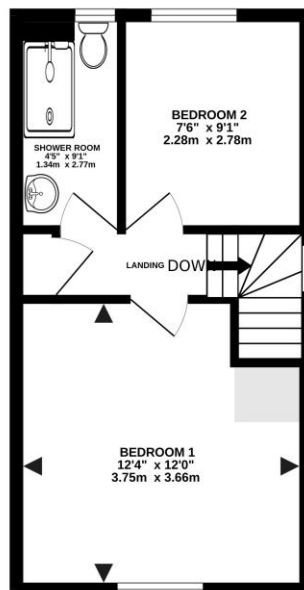


# the floorplan...

GROUND FLOOR  
315 sq.ft. (29.3 sq.m.) approx.



1ST FLOOR  
314 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA: 629 sq.ft. (58.4 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 1 mile  
Town Centre: Newton Abbot 2.4 miles  
Supermarket: Tesco Superstore 1.4 miles

### Relaxing

Beach: Teignmouth 5.1 miles  
Park: 170 yards  
Kingsteignton Retail Park: 1.2 miles  
Newton Abbot Leisure Centre: 2.9 miles

### Travel

Bus stop: Longford Lane 0.3 mile  
Train station: Newton Abbot 2.3 miles  
Main travel link: A380 0.5 mile  
Airport: Exeter 18.9 miles

### Schools

Rydon Primary School: 0.8 mile  
St Michael's C of E Primary School: 0.7 mile  
Teign School: 1.2 miles

Please check Google maps for exact distances and travel times. **Property postcode: TQ12 3EX**

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