



An Edwardian semi-detached home with two double bedrooms, a kitchen/dining room, utility, living room with wood burning stove and driveway parking, situated close to local amenities, schools and transport links.

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



thoroughly good property agents



PROPERTY TYPE

Semi-Detached House
Freehold



SIZE

779 sq ft



LOCATION

Town



AGE

Edwardian (1901 - 1910)



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Driveway Parking



OUTSIDE SPACE

Courtyard



EPC RATING

40 E



COUNCIL TAX BAND

B



in a nutshell...

- Edwardian Home
- Two Double Bedrooms
- Kitchen/Dining Room
- Utility Room
- Living Room with Wood burning Stove
- Driveway Parking
- Close to Local Amenities
- Semi-Detached



the details...

An opportunity to purchase an Edwardian, semi-detached property with two double bedrooms, parking, and a courtyard, conveniently located close to the shops, church, primary school, and amenities, in the popular town of Kingsteignton, and with easy access to the A380 to Torbay, Exeter and the M5.

Inside, it is well presented and tastefully decorated, and feels warm and welcoming with gas central heating, double-glazing, and a wood-burning stove.

The accommodation comprises, on the ground floor, an entrance porch and hallway with a staircase rising to the first floor, a wonderful living room with feature wall, a decorative fireplace fitted with a wood-burning stove that makes a fabulous feature and focal point for the room, heating the entire house when lit, and there are cupboards built into the recesses on either side of the chimney breast. An extended kitchen/dining room with a tiled floor, a skylight adding to the natural light, a back door that is the preferred entrance and provides access to the courtyard and parking, and a fitted kitchen in grey with a solid-oak worktop and breakfast bar, ideal for casual dining, a space for a cooker in the former fireplace with a filter hood above, space with plumbing beneath the worktop for a dishwasher, and in an adjacent utility room space and plumbing for additional white goods. There is plenty of floor space for a dining table and seating, ideal for any occasion, and upstairs, there are two excellent bedrooms, both doubles with possible original fireplaces that make wonderful features, one with two fitted wardrobes, and the other with an airing cupboard in the recesses beside the chimney breasts. Completing the accommodation is a modern bathroom containing a whirlpool bath with a shower over, a pedestal basin, a WC, and a chrome heated towel rail.

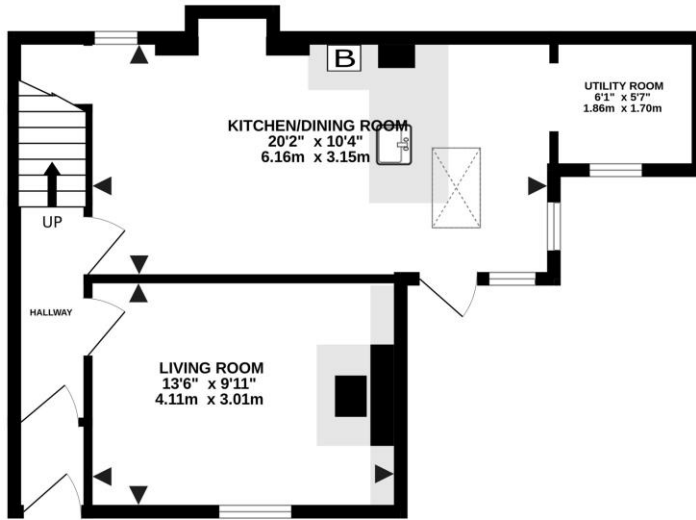
Outside, there is a courtyard with a log store for the wood burner, a plastic garden store, space for bins, an outside tap for convenience and a driveway with off-road parking for one car.

Tenure – Freehold
Council Tax Band - B

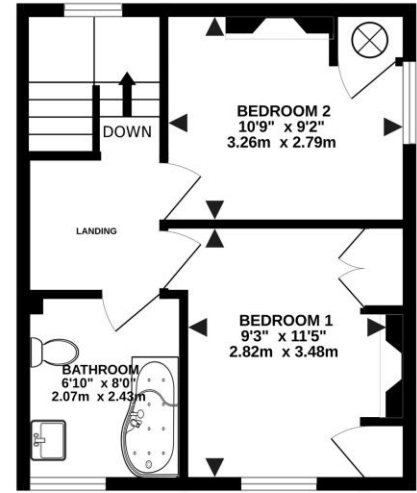


the floorplan...

GROUND FLOOR
444 sq.ft. (41.2 sq.m.) approx.



1ST FLOOR
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 779 sq.ft. (72.3 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 benefits from good local amenities, including schools, churches, public house, supermarkets, shops and very easy access to the A38 Devon Expressway leading to the M5.

Shopping

Late night pint of milk: Tesco Express 0.1 mile
Town Centre: Newton Abbot 1.7 miles
Supermarket: Lidl 0.2 miles

Relaxing

Beach: Teignmouth 5 miles
Newton Abbot Racecourse: 0.7 miles
Newton Abbot Leisure Centre: 2.1 miles

Travel

Bus stop: Newton Road 0.2 miles
Train station: Newton Abbot 1.5 miles
Main travel link: A380 0.7 miles
Airport: Exeter 18.3 miles

Schools

Rydon Primary School: 0.7 miles
St Michael's C of E Primary School: Approx 350ft
Teign School: 0.8 miles

Please check Google maps for exact distances and travel times.

Property postcode: TQ12 3BQ

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