



A fantastic size four-bedroom detached family home with two reception rooms, conservatory, garage, office, en-suite shower room and an enclosed rear garden, situated on a corner plot in a popular location in Kingsteignton.

32 Long Barton | Kingsteignton | Newton Abbot | TQ12 3QP





PROPERTY TYPE

Detached House  
Freehold



SIZE

1,549 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Garage & Driveway



OUTSIDE SPACE

Garden



EPC RATING

67 D



COUNCIL TAX BAND

E



### in a nutshell...

- Detached Family Home
- Four Bedrooms
- En-Suite Shower Room
- Two Reception Rooms
- Conservatory
- Garage & Office
- Enclosed Rear Garden
- Driveway Parking
- Corner Plot





## the details...

Check out this fabulous, detached family home with four bedrooms, one en-suite, a garage, office, a conservatory, parking and an enclosed rear garden, on a generous corner plot, in a quiet cul-de-sac location, in the popular town of Kingsteignton.

Inside, the décor is somewhat dated, though it is well-presented, and it feels warm and welcoming with gas central heating and double glazing throughout.

The accommodation comprises, on the ground floor, an entrance hallway with a convenient ground floor cloakroom, and a staircase to the first floor with a cupboard beneath, a good-sized kitchen with plenty of worktop and cupboard space, tiled splash backs, an eye-level double-oven, a gas hob with a filter hood above plus space for a freezer and fridge. In a separate utility room there is more worktop, a sink, storage, space with plumbing for a washing machine and an additional appliance. There is a back door, and a wall-mounted system boiler for the central heating and hot water.

A dining room has plenty of space for a table and seating, perfect for any occasion, and sliding patio doors lead into a conservatory, which makes a lovely, sunny, additional reception room, with direct access to the rear garden. Double-doors lead from the dining room into a spacious living room that completes the ground floor with a bay window to the front and a feature fireplace with a living-flame gas fire.

Upstairs, there are four light and airy bedrooms, two doubles, and two singles, the principal bedroom with a bay window to the front, built-in wardrobes, and an en-suite shower room. A family bathroom contains a bath with a shower over, a pedestal basin and a WC, and the landing has an airing cupboard with an insulated hot water cylinder and slatted shelving for linen, and a hatch in the landing ceiling provides loft access where there is partial boarding and a light for convenience.

Outside, the door from the utility room leads into a sheltered courtyard, covered by a polycarbonate roof, with access to a timber shed, and a passage through to the rear garden. There is a door into the attached double garage that has lights, power, a built in office, ideal for those working from home, and two up and over doors to the block-paved driveway where there is additional parking for at least four cars.

The rear garden is southeast facing, enjoying plenty of summer sunshine, and comprises paved terraces, perfect for entertaining, be it alfresco dining or a barbecue. The garden is bordered by wall and timber fencing making it fully enclosed and safe for both children and pets. There are several neatly trimmed bushes and ornamental trees, and an outside tap for watering.

At the front there is another good-sized garden with level lawns separated by the driveway, a neat privet hedge, and several ornamental trees.

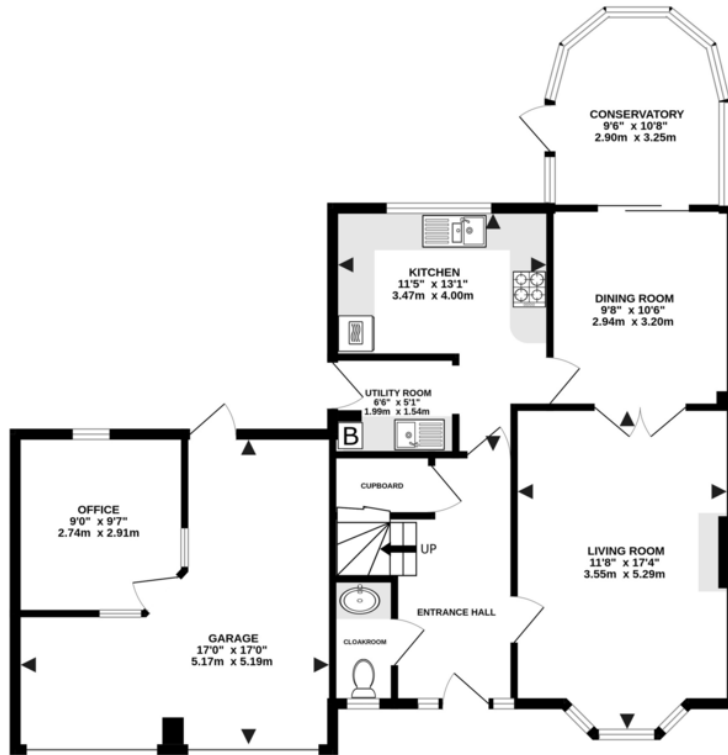
A viewing is essential to fully appreciate all that this wonderful family home has to offer.

Tenure – Freehold

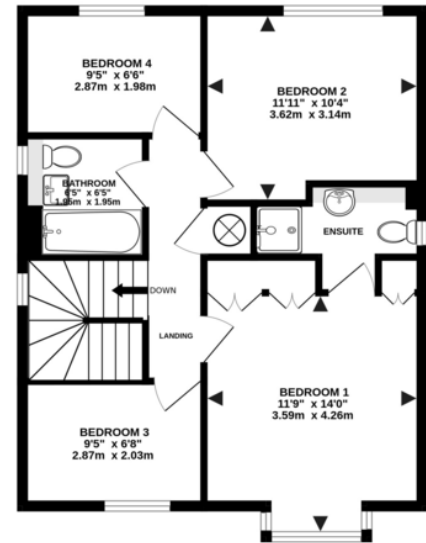
Council Tax Band – E

## the floorplan...

**GROUND FLOOR**  
966 sq.ft. (89.7 sq.m.) approx.



**1ST FLOOR**  
583 sq.ft. (54.2 sq.m.) approx.



**TOTAL FLOOR AREA : 1549 sq.ft. (143.9 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.  
Made with Metropix ©2023



Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY.** All measurements and sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. © Unauthorised reproduction prohibited.

As part of the service we offer we may recommend ancillary services to you which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services, but where you do you should be aware of the following referral fee information. You are also free to choose an alternative provider. To find out more about this, please speak to a member of the team.



## 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 A380 Devon Expressway leading to the M5.

### Shopping

Late night pint of milk: Co-op 0.3 miles

Town Centre: Newton Abbot 2.6 miles

Supermarket: Tesco 1.6 miles

### Relaxing

Beach: Teignmouth 5.5 miles

Swimming Pool: 0.8 miles

Newton Abbot Leisure Centre: 3 miles

### Travel

Bus stop: Rydon Road approx. 335 ft

Train station: Newton Abbot 2.4 miles

Main travel link: A380 0.5 mile

Airport: Exeter 17.6 miles

### Schools

Rydon Primary School: 0.4 miles

Teign School: 1.1 miles

Stover School: 3.6 miles

Please check Google maps for exact distances and travel times.

Property postcode: [TQ12 3QP](#)





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

Tel [01626 362 246](tel:01626362246)  
Email [newton@completeproperty.co.uk](mailto:newton@completeproperty.co.uk)  
Web [completeproperty.co.uk](http://completeproperty.co.uk)

Complete  
79 Queen Street  
Newton Abbot  
TQ12 2AU

Are you selling a property too? Call us to get a set of property details like these...

selling

letting

land &  
new homes

signature  
homes

**complete.**