



35 Lyndale Road, Kingsteignton - TQ12 3JN

£305,000 Freehold


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This delightful three-bedroom bungalow is a fantastic opportunity for anyone looking to move to a charming property in a convenient location. Situated in a desirable residential area, this property is being offered chain free and boasts an array of desirable features. The moment you step through the front door, you are greeted by a warm and welcoming atmosphere that flows throughout the entire home.

The bungalow offers three generous double bedrooms, providing ample space for a growing family or anyone looking to downsize too. The living room is an inviting space perfect for relaxing evenings or entertaining friends and family. The kitchen/diner provides a functional and sociable space for cooking and dining, with plenty of room for a table and chairs, along with a patio door that opens in to the rear garden. The property benefits from gas central heating, and double glazed windows, ensuring your maximum comfort.

The family bathroom is tastefully designed and equipped with modern fixtures and fittings. The bathroom comprises a bath, hand wash basin and a low level w.c.

The garden is thoughtfully landscaped and enclosed by a selection of shrubs, bushes and fencing, providing a sense of privacy and seclusion. A concrete path surrounds the property, allowing easy access to the front garden. With off-road parking available, there is no need to worry about finding a space for your vehicle.

In conclusion, this three-bedroom bungalow offers a comfortable and convenient living space, complete with attractive outside space. With its appealing features, including three double bedrooms, a spacious living room, and a kitchen/diner, this property is the perfect place to call home. Don't miss this opportunity to secure a chain-free bungalow with fantastic outdoor space – book your viewing today.

Measurements

Living Room - 14'1 × 11'10 (4.30 × 3.60m)

Kitchen/Diner - 19'4 × 8'6 (5.90 × 2.60m)

Bedroom - 12'10 × 10'2 (3.90 × 3.10m)

Bedroom - 11'10 × 11'2 (3.60 × 3.40m)

Bedroom/Office - 10'10 × 7'10 (3.30 × 2.40m)



Useful Information

Broadband Download Speed
1000 Mbps - Ofcom

EPC rating E

Teignbridge Council Tax Band
C (£2,012 PA)

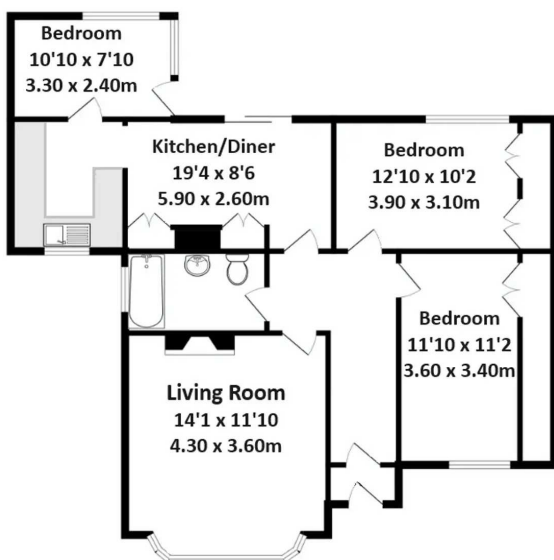
Gas, Water and Electricity
Supplied

The property is freehold.



3-bed bungalow with chain-free sale in desirable residential area. Generous bedrooms, spacious living room, kitchen/diner, garden with off-road parking. Gas heating, double glazing. Tastefully designed bathroom. Great opportunity to secure a comfortable home with outdoor space.

Council Tax band: C



Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.

- Available Chain Free
- Detached Bungalow
- Three Double Bedrooms
- Living Room
- Kitchen/Diner
- Gas Central Heating
- Front and Rear Gardens
- Family Bathroom
- Off-Road Parking
- Double Glazed Windows



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales			
EU Directive 2002/91/EC			