



- TERRACED FAMILY HOME IN POPULAR RESIDENTIAL LOCATION
- NO ONWARD CHAIN
- ENTRANCE PORCH
- SITTING ROOM/LOUNGE, KITCHEN DINER
- THREE BEDROOMS
- SHOWER/WET ROOM, SEPARATE WC
- REAR UTILITY AREA/CLOAKROOM
- FRONT AND REAR GARDENS, RURAL VIEWS
- IDEAL FIRST TIME BUY OR INVESTMENT

Kingsway, Teignmouth, TQ14 9AR

OIEO £200,000

A three bedroom family home on a popular residential development with sitting room/lounge, kitchen dining room, utility/WC, three bedrooms, shower/wet room, separate WC, gardens to front and rear, rural views. Offered with NO ONWARD CHAIN.



Property Description

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uPVC obscure double glazed entrance door and corresponding side panel into...

ENTRANCE PORCH

uPVC double glazed window overlooking the front aspect and gardens. Multi-paned door with obscure glazed side screen into...

ENTRANCE HALLWAY

Stairs rising to upper floor, useful under stairs recess, Creda wall mounted night storage heater. Doors to...

SITTING ROOM/LOUNGE

uPVC double glazed window overlooking the front aspect, hatch through to the KITCHEN.

KITCHEN DINING ROOM

Range of cupboard and drawer base units under laminate rolled edge work surfaces, integrated wine rack, single drainer stainless steel sink unit with mixer tap over, integrated Bosch brushed chrome electric oven, four ring ceramic hob with concealed extractor over, integrated fridge and freezer, corresponding eye level units, tiled splash backs, uPVC double glazed window overlooking the rear gardens, space and plumbing for washing machine, cupboard over with fitted shelving. Multi-paned door through to...

REAR UTILITY/CLOAKROOM

Base units under laminate counter tops, appliance





spaces, low level WC, uPVC obscure double glazed door and corresponding side screen giving access to the rear gardens.

From the entrance hallway, stairs rise to the...

FIRST FLOOR LANDING

Hatch and access to loft space, wall mounted Creda night storage heater. Doors to...

BEDROOM

uPVC double glazed window overlooking rear gardens, doors to built in wardrobes with hanging rail and fitted shelving, one housing factory lagged hot water cylinder, additional overhead storage.

BEDROOM

uPVC double glazed window overlooking the front aspect with views over neighbouring properties to rural Shaldon, door to built in wardrobe with hanging rail and fitted shelving.

BEDROOM

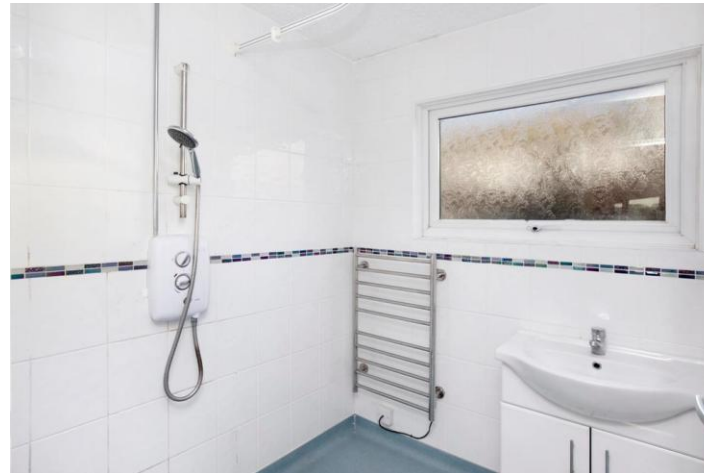
uPVC double glazed window overlooking the front aspect with far reaching rural views. Door to built in wardrobe.

WC

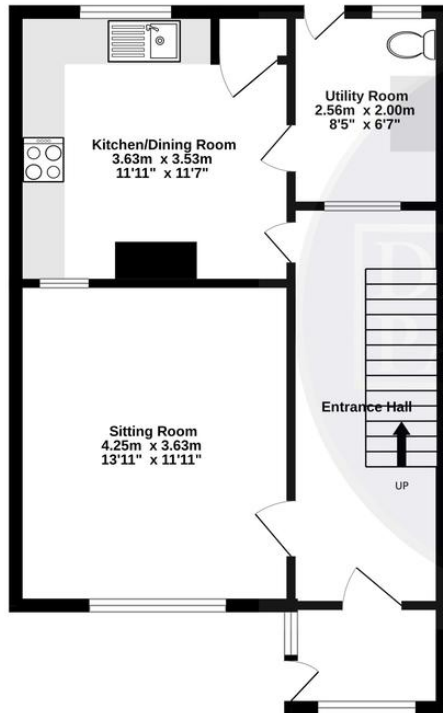
uPVC obscure double glazed window, walls tiled to dado height with attractive tiled dado, low level WC.

SHOWER/WET ROOM

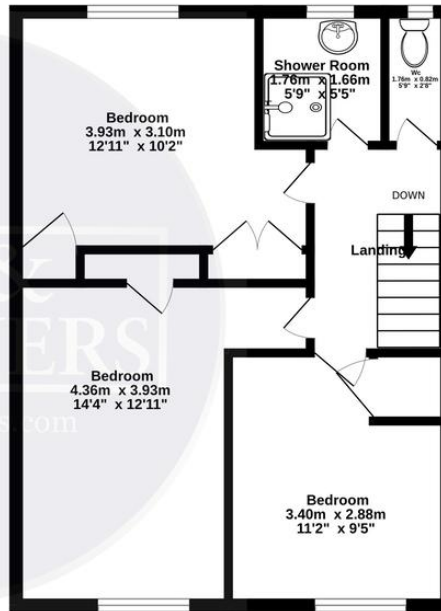
Walls tiled to most part, fitted Triton shower, ladder style towel rail, wash hand basin set into high gloss vanity unit, uPVC obscure double glazed window, fitted mirror.



Ground Floor
46.2 sq.m. (498 sq.ft.) approx.



1st Floor
44.5 sq.m. (479 sq.ft.) approx.



TOTAL FLOOR AREA : 90.7 sq.m. (976 sq.ft.) 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.
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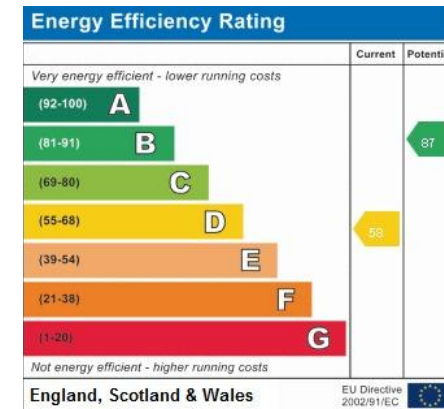


OUTSIDE

To the front the property is a paved patio with mature flower bed borders, further paved terrace/seating area which enjoys the morning sun. To the rear of the property there is an enclosed garden with raised paved patio, beyond this there is a rockery style garden, well established with steps and a raised retained flower bed leading to gated pedestrian access to the rear. Outside water tap.

MATERIAL INFORMATION - Subject to legal verification

Freehold
Council Tax Band B



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements