



23 New Park Road, Kingsteignton - TQ12 3JJ

£285,000 Freehold

Parking for 4 cars • Large level garden • Close to schools • Kitchen/diner • Recently modernised • Great location •
Downstairs Cloakroom • Gas central heating • Family bathroom • End of Terrace


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 1 Bank Street
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An open porch to a UPVC door which opens into a bright and airy hallway. There is a wall mounted cupboard high on the wall, which houses the fuse box and gas and electric meters and there is an obscure narrow window offering light. The hallway runs the depth of the house, through to the rear door.

There are several doors leading to the rest of the downstairs accommodation including a utility cupboard with space and plumbing for a washing machine and tumble dryer, a downstairs cloakroom, with low-level WC, wash hand basin and obscure window to the side, a storage cupboard and a door to the living room, following through to the kitchen/diner. The natural wood effect flooring runs through the hallway and into the lounge.

The Kitchen/diner has a range of light grey shaker style wall and base units with wooden worktops. Built in appliances include an integrated fridge/freezer, stainless steel extractor fan and a composite grey sink and drainer.

There is also space for a free-standing electric cooker and a front aspect window looks over the front gravel driveway. To the far end is ample space for a dining table and you can find a large cupboard which houses the IDEAL boiler.

Through to the stylish lounge, with a large rear facing window into the sunny south facing garden and a classic but contemporary column radiator.

Upstairs, there are two double bedrooms and a good sized single. Light-grey carpet is present in every bedroom and the landing, as well as the contemporary column radiators. There is a good-sized airing cupboard in the hallway offering space for towels and linen.

The family bathroom consists of low-level WC, wash hand basin and full-size bath with shower over. A large obscure window to the front offers plenty of natural daylight.

Measurements

Lounge - 12'6 x 13'1 (3.81m x 3.99m)

Kitchen - 13'6 x 8'11 (4.11m x 2.72m)

Bedroom 1 - 11'8 x 13'0 (3.56m x 3.96m)

Bedroom 2 - 13'7 x 9'1 (4.15m x 2.77m)

Bedroom 3 - 7'11 x 8'5 (2.41m x 2.57m)

Bathroom - 5'10 x 4'1 (1.79m x 1.25m)



Useful Information

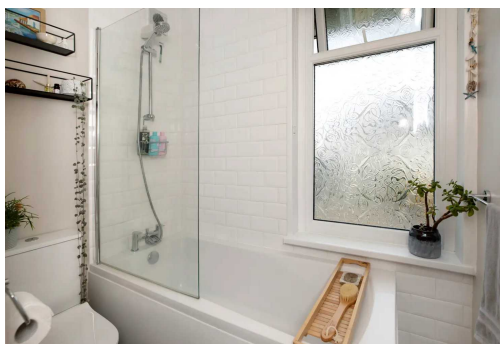
Teignbridge council tax band -
B (£1761 per year)

EPC Rating D

Broadband Speed - Ultrafast
1000Mbps (According to
OFCOM)

Gas, Water and Electric
supplied

The property is freehold

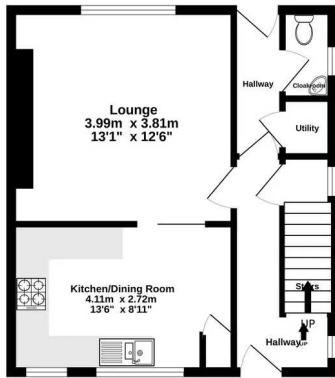


Garden

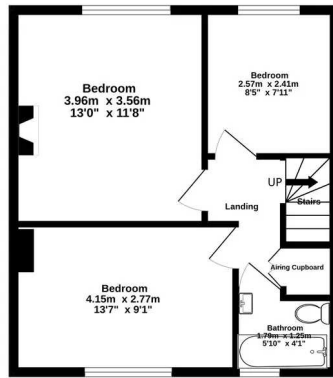
The large rear garden is laid mostly to lawn and is fully enclosed with a six-foot fence. There are different seating areas, with a slabbed patio outside the rear door, and a gravel area with a greenhouse to the back of the garden. There are also two sheds, perfect for storing all of your garden essentials.



Ground Floor
38.8 sq.m. (418 sq.ft.) approx.



1st Floor
39.0 sq.m. (420 sq.ft.) approx.



TOTAL FLOOR AREA : 77.8 sq.m. (838 sq.ft.) approx.

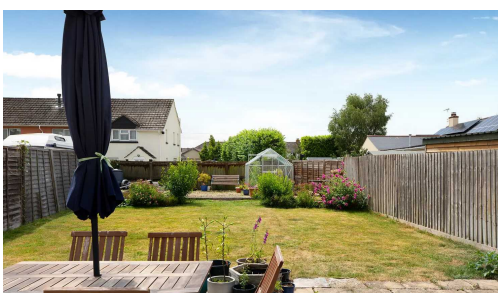
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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On Drive

4 Parking Spaces

The front of the property offers a wide L-shaped driveway, which is half gravel and half tarmac, with a path leading to the rear garden, accessed via a wooden gate. The driveway offers parking for about four cars.



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

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