



5 Cooks Close, Kingsteignton - TQ12 3DE

£260,000 Freehold

No Onward Chain • Semi-Detached Bungalow • Spacious Lounge/Diner • Kitchen • Two Double Bedrooms • Bathroom • Conservatory • Front and rear gardens • Gas Central Heating • Cul-de-sac location


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Newton Abbot TQ12 2JL



Double glazed sliding doors open into a porch, ideal for storing coats and shoes.

A wooden glass panelled door is the entrance to the main body of the Bungalow. Enter a spacious hallway with wooden flooring and cream walls. There is an airing cupboard on the left which houses the boiler and a loft hatch. The loft has built in loft-ladder and light.

The wooden flooring continues into the large living room with dual aspect windows which face both the front and rear of the property. The walls are cream and there is an electric fireplace.

The kitchen has a range of wall and base units with cream cupboard doors. Built in appliances include a single oven, electric hob, extractor fan and stainless-steel sink. There is space for a full-size fridge freezer and plumbing for a washing machine or dishwasher. The walls are half tiled with small grey tiles and the floor is vinyl.

A wooden door opens into a conservatory.

The conservatory is fully glazed with a double-glazed door that leads into the rear garden, and another double-glazed door which takes you into the lean to. The flooring is grey vinyl.

The principal bedroom is a generous double with carpeted floors and built-in wardrobes. The double-glazed window looks out to the front of the property.

Bedroom two, also a double with carpeted floors, has a double-glazed window looking out to the rear.

The bathroom has fully tiled grey walls and vinyl flooring. There is a low-level WC, Bath with shower over and wash hand basin with vanity. An obscure window faces the rear of the property.

Measurements

Living Room/ Diner - 23'7 x 11'15 (7.18m x 3.48m)

Kitchen - 9'10 x 8'4 (3.01m x 2.53m)

Conservatory - 9'10 x 7'0 (3.01m x 2.13m)

Bathroom - 8'4 x 5'5 (2.53m x 1.65m)

Bedroom 1 - 12'4 x 10'2 (3.75m x 3.09m)

Bedroom 2 - 11'3 x 10'6 (3.43m x 3.21m)

Garage - 16'2 x 8'6 (4.93m x 2.58m)



Useful Information

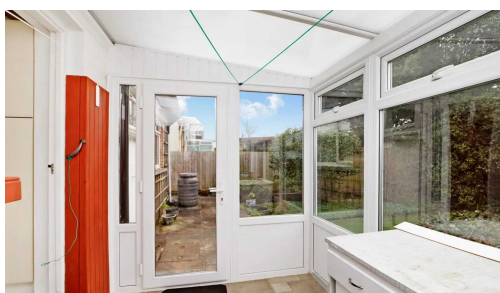
Broadband speed Ultrafast
1000mbps (according to
OFCOM)

Teignbridge council tax band D
(£2380 per year)

EPC rating D

Gas, water and electric
supplied

Rented Solar Panels to rear.
The property is freehold



Front Garden

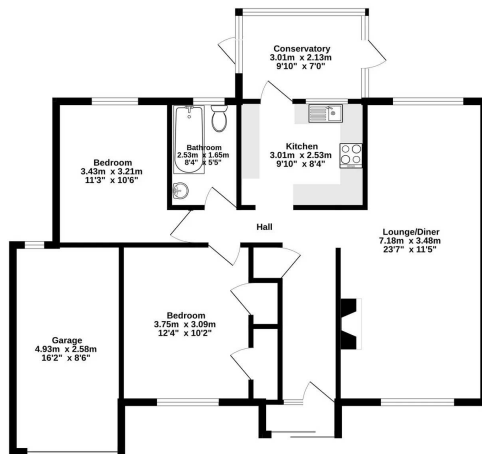
The front garden is laid mostly to lawn with a surrounding hedge border

Rear Garden

The rear garden is fully enclosed with a six-foot fence. A slabbed patio lies outside the conservatory door and a path leads to the front of the property. There are a variety of plants, shrubs and bushes surrounding a lawned area. There is also a covered patio area to the right of the conservatory.



Ground Floor
87.4 sq.m. (941 sq.ft.) approx.



TOTAL FLOOR AREA: 87.4 sq.m. (941 sq.ft.) approx.
 While every effort has been made to ensure the accuracy of the floor area measurements, it should be noted that these are approximate and do not constitute a guarantee of any kind. The actual floor area may vary slightly from the figures shown. The floor area is measured to the internal face of the walls and does not include the area of any external spaces or balconies. The floor area is measured to the internal face of the walls and does not include the area of any external spaces or balconies. The floor area is measured to the internal face of the walls and does not include the area of any external spaces or balconies.



Driveway

1 Parking Space

There is a tarmac driveway with parking for one vehicle

Garage

Single Garage

The driveway leads up to a garage providing parking for one vehicle.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	61	
(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 (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	