

## 9 Slanns Meadow, Kingsteignton - TQ12 3GA

£280,000 Freehold

Three Bedrooms • Spacious End Terrace House • Generous Courtyard Garden • Two Parking Spaces • Beautifully Presented • Great Location • Large Lounge/Diner • Built-in Wardrobes

  
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 **1 Bank Street**  
Newton Abbot TQ12 2JL



Nestled in a charming cul-de-sac, this delightful 3-bedroom end of terrace property is a harmonious blend of modern convenience and traditional allure.

Upon entry, the welcoming hallway sets the tone, boasting an understairs cupboard for additional storage needs. The convenience of a downstairs cloakroom, complete with a low-level WC and wash hand basin, adds a practical touch for busy households.

The heart of the home, the modern fully fitted kitchen, beckons with its integrated dishwasher, washing machine, double oven, and ample space for a fridge/freezer. Whether you're a culinary enthusiast or simply seeking a space to gather, this kitchen caters to your needs with style.

Stepping into the inviting lounge, natural light streams through the patio doors, offering a seamless connection to the rear garden. The feature fireplace adds a touch of character, creating a cosy ambience for relaxing evenings in.

Upstairs, two generous double bedrooms await, each adorned with fitted wardrobes for optimal storage solutions.

A third single bedroom provides versatility for guests, a home office, or a cosy nursery.

The family bathroom exudes a sense of luxury with its low-level WC, wash hand basin, and bath complemented by an electric shower overhead.

Practicality meets comfort with the inclusion of gas central heating and double glazing throughout, ensuring warmth and energy efficiency year-round.

Parking is a breeze with the exclusive provision of two dedicated spaces, a valuable asset in this sought-after location.

In summary, this property offers a harmonious blend of contemporary living spaces and traditional charm, presenting a unique opportunity for discerning buyers. Don't miss the chance to experience the lifestyle this property affords – arrange a viewing today to explore all that this home has to offer.

## Measurements

Lounge/Diner - 15'4" x 15'0" (4.68m x 4.57m)

Kitchen - 9'10" x 7'11" (3.00m x 2.41m)

Bedroom - 13'1" x 8'5" (4.00m x 2.57m)

Bedroom - 12'1" x 8'5" (3.68m x 2.57m)

Bedroom - 9'8" x 6'4" (2.95m x 1.93m)

Bathroom - 8'11" x 6'2" (2.72m x 1.88m)



## Important Information

Teignbridge Council Tax Band - C  
(£2115 Per Year)

EPC Rating - C

Broadband Speed - Ultrafast 1000  
Mbps (According to OFCOM)

Mains Gas, Mains Electric, Mains  
Water and Mains Sewerage  
Supplied

The Property is Freehold



Charming 3-bed end of terrace home with modern kitchen, cosy lounge, 2 double bedrooms with fitted wardrobes, designated parking, gas central heating, and double glazing. Ideal blend of modern convenience and traditional allure in a sought-after location.

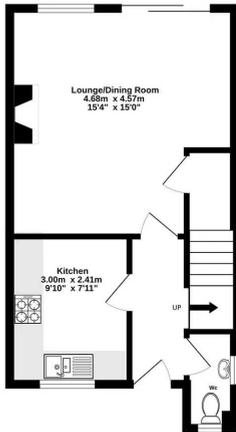
Viewing highly recommended.

Council Tax band: C

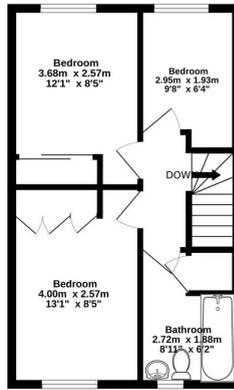
Tenure: Freehold



Ground Floor  
35.8 sq.m. (385 sq.ft.) approx.



1st Floor  
35.6 sq.m. (383 sq.ft.) approx.



**TOTAL FLOOR AREA: 71.4 sq.m. (768 sq.ft.) approx.**  
While every effort has been made to ensure the accuracy of the floorplan, the measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide for prospective purchasers. The services, systems and appliances shown have not been tested and are guaranteed as to their operation or efficiency can be given. <http://www.land-registry.gov.uk>



### Rear Garden

A Generous courtyard garden, fully enclosed with timber fencing, including a timber shed a gate to the front of the property.

Allocated parking

2 Parking Spaces



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC