



## 5 Chariot Drive, Kingsteignton - TQ12 3GF

£340,000 Freehold

\*\*\*CHAIN FREE\*\*\* • Modern Semi-Detached House • Lounge/Diner • Fully Fitted Kitchen • Four Double Bedrooms (Master Ensuite) • Family Bathroom • Downstairs Cloakroom • Dual Zone Gas Central Heating and Fully Double Glazed Windows • Enclosed Low Maintenance Rear Garden • Garage and Driveway Parking

  
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### Contact Us...

 01626 365055

 newtonsales@chamberlains.co

 1 Bank Street  
Newton Abbot TQ12 2JL



Introducing this modern four-bedroom semi-detached house, nestled in a sought-after location in Kingsteignton.

A composite front door opens into a spacious hallway, with recessed welcome mat. Here you will find stairs to the first floor, a door into the lounge and downstairs cloakroom. Quality grey carpets and neutral walls flow throughout the property.

The downstairs cloakroom has an obscure front aspect window, in addition to a low-level WC, radiator and wash hand basin.

The kitchen consists of white wall and base units and contrasting black work tops with matching upstands. Built-in appliances include a fridge/freezer, dishwasher, double oven, extractor fan and gas hob. A one and a half bowl stainless steel sink lies under the window, which has views to the front of the property.

The lounge/diner is bathed in natural light, courtesy of a window and double French doors that lead to the rear garden. There are two radiators, a storage cupboard and plenty of space for a good sized dining table, perfect for those family meal times.

Making your way upstairs, the first floor reveals three well-appointed double bedrooms and a family bathroom.

The family bathroom consists of a white suite including a bath with shower over, a WC with concealed cistern and wash basin. The walls and floor are fully tiled in contrasting white and charcoal design and an obscure window faces the front of the property.

Ascend to the second floor, where the principle bedroom awaits. This room is bathed in natural light, with a window to the front and a skylight to the rear, creating a serene ambience throughout. The master ensuite boasts a low-level wc, wash hand basin, and a double sized shower cubicle with bi-folding glass door, offering a private space to relax and rejuvenate.

In summary, this captivating house seamlessly combines modern living with traditional charm, offering four bedrooms, a spacious lounge/diner, a fully fitted kitchen, and two bathrooms. Don't miss out on this unique opportunity to make this house your home. Contact us today to arrange a viewing or to learn more about this exceptional property.

## Important Information

Broadband Speed Ultrafast 1000 Mbps (According to OFCOM)

Teignbridge Council Tax Band D (£2380 Per Year)

EPC Rating B

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

The main property is Freehold. The garage is Leasehold



Lounge/diner - 20'3 × 15'4 (6.17m x 4.67m)

Kitchen - 10'2 × 8'0 (3.10m x 2.43m)

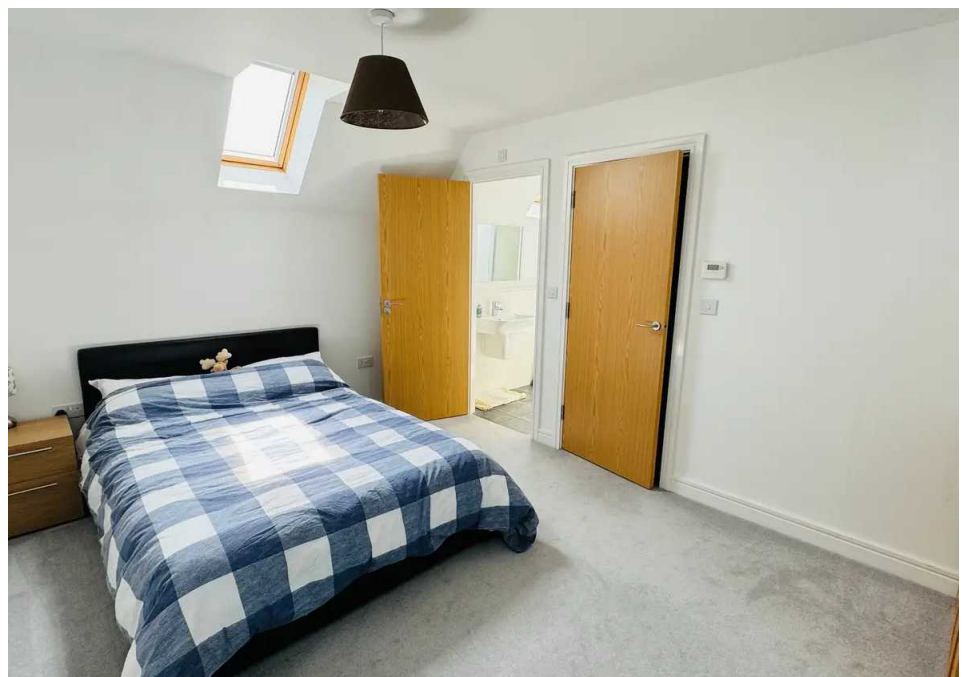
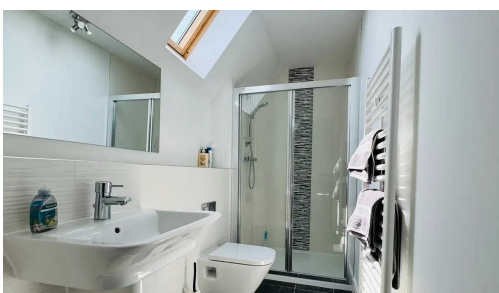
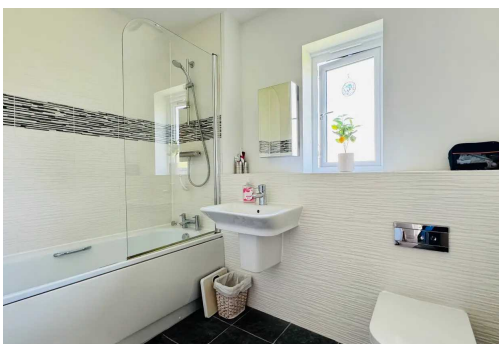
Bedroom - 10'4 × 16'5 (3.16m x 5.00m)

Bedroom - 11'6 × 11'8 (3.50m x 3.56m)

Bedroom - 10'2 × 11'9 (3.11m x 3.59m)

Bedroom - 11'5 × 9'9 (3.47m x 2.97m)

Bathroom - 8'6 × 6'5 (2.59m x 1.96m)



## Garden

This South-Easterley, low maintenance garden is fully enclosed with stone walls and timber fencing. French doors open onto a slabbed patio area leading to steps to a further patio, providing access to the rear door of the garage.

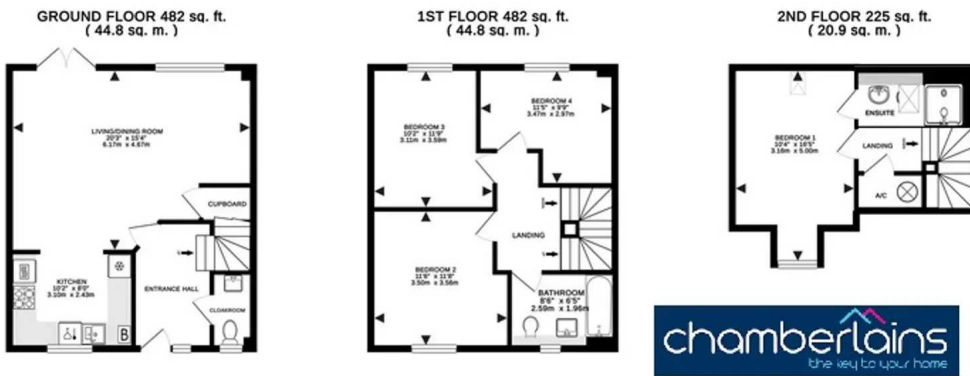
## Garage

### Single Garage

The garage is leasehold. (The lease being 999 Years from 2015)

## Driveway

### 1 Parking Space



TOTAL FLOOR AREA - 1190 sq. ft. (110.6 sq. m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		94
(81-91)	<b>B</b>	84	
(69-80)	<b>C</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			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	<b>A</b>		95
(81-91)	<b>B</b>	85	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
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