

## 8 Blackberry Way, Kingsteignton

£340,000 Freehold

Detached House • Three Bedrooms • Open Plan Lounge/Kitchen/Diner • Conservatory • Downstairs Cloakroom • Family Bathroom with Separate Shower • Garage and Driveway • Enclosed Rear Garden • Quiet Cul-De-Sac Location • Easy access to A380

### Contact Us...

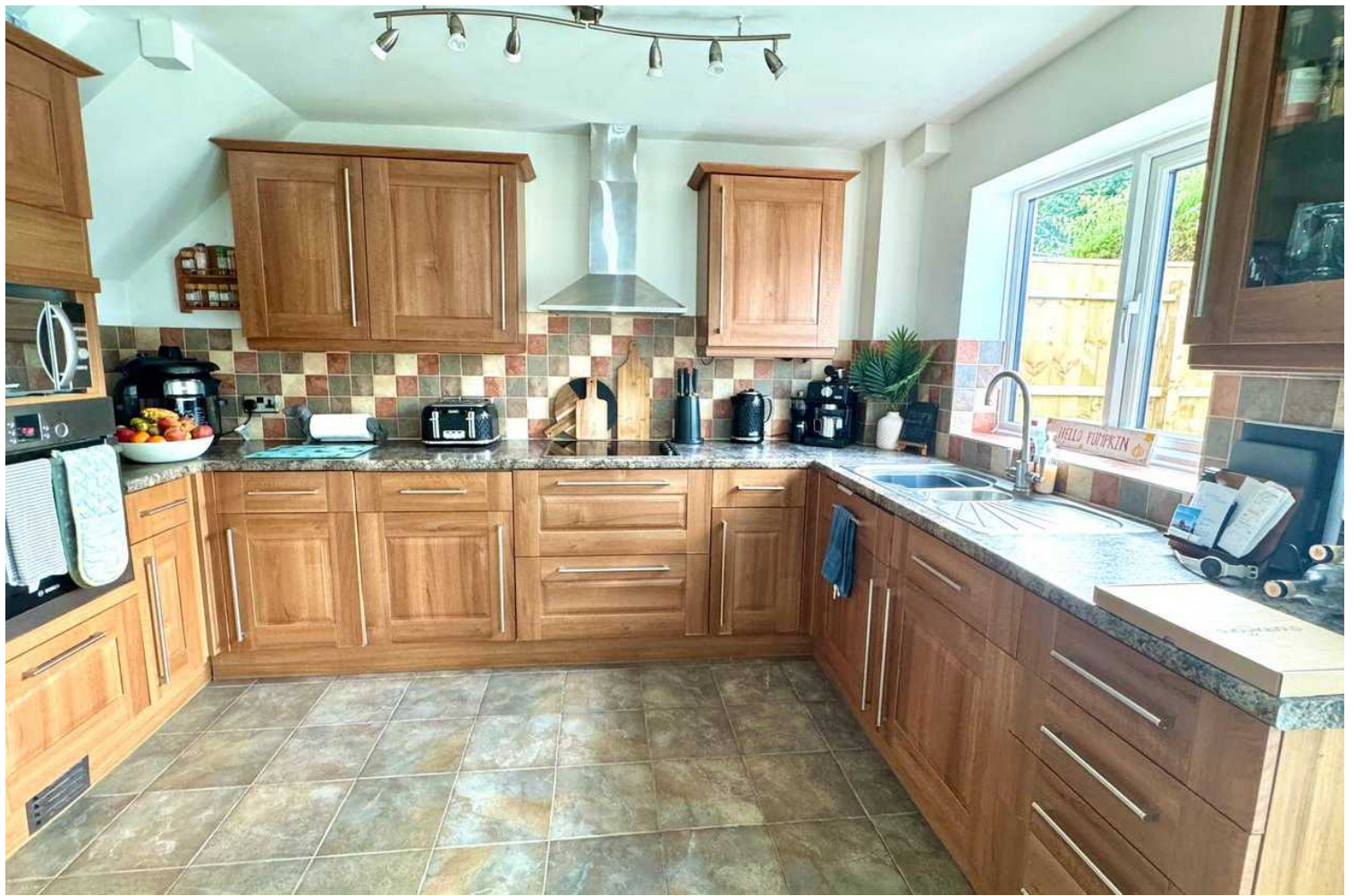
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Newton Abbot TQ12 2JL

  
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the key to your home





Step into the inviting entrance hallway that sets the tone for this charming property, leading you to the downstairs accommodation and the staircase to the first floor.

As you explore the downstairs area, you'll be greeted by the warm touch of wooden flooring that flows seamlessly throughout. The hallway features a convenient downstairs cloakroom, complete with a low-level WC and wash hand basin, complemented by an obscure window that adds a touch of natural light. An under-stairs cupboard provides ample storage space for your belongings.

The open-plan lounge/diner offers a cosy space to relax and entertain, leading effortlessly to the well-equipped kitchen. The kitchen houses wood-effect wall and base units, contrasting worktops, and integrated appliances, including an under-counter fridge, single oven, induction hob with extractor, and a dishwasher.

Double doors from the dining area open in to a good-sized conservatory, a perfect spot to unwind with views of the rear garden.

Completing the downstairs accommodation is an integral door into the garage, where you will find plumbing for all your utility needs.

Venturing upstairs, you'll find two generously sized double bedrooms and a single bedroom, each offering a peaceful retreat. The principal bedroom features fitted wardrobes, providing ample storage space for your belongings.

The family bathroom is a sanctuary in itself, offering a low-level WC, wash hand basin, a full-size bath, and a separate double shower cubicle, catering to all your pampering needs.

This property is not just a house; it's a welcoming sanctuary waiting to be filled with new memories and cherished moments. Embrace the comfort and convenience this home offers, making it an ideal place to call your own in the heart of Kingsteignton.



## Measurements

Lounge - 12'11 × 11'2 (3.9m x 3.4m)

Dining Room - 9'1 × 8'9 (2.8m x 2.7m)

Kitchen - 10'11 × 8'6 (3.3m x 2.6m)

Conservatory - 9'4 × 8'8 (2.8m x 2.6m)

Garage - 17'1 × 8'5 (5.2m x 2.6m)

Bedroom - 11'11 × 11'2 × (3.6m x 3.4m)

Bedroom - 11'2 × 10'0 (3.4m x 3.1m)

Bedroom - 7'9 × 6'4 (2.4m x 1.9m)



## Important Information

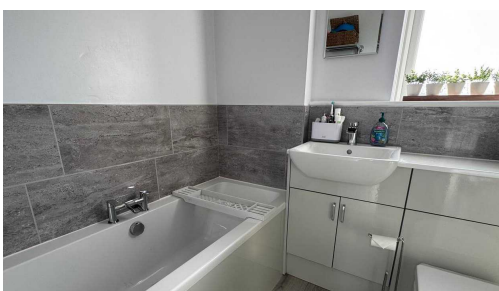
Teignbridge Council Tax Band D

EPC Rating D

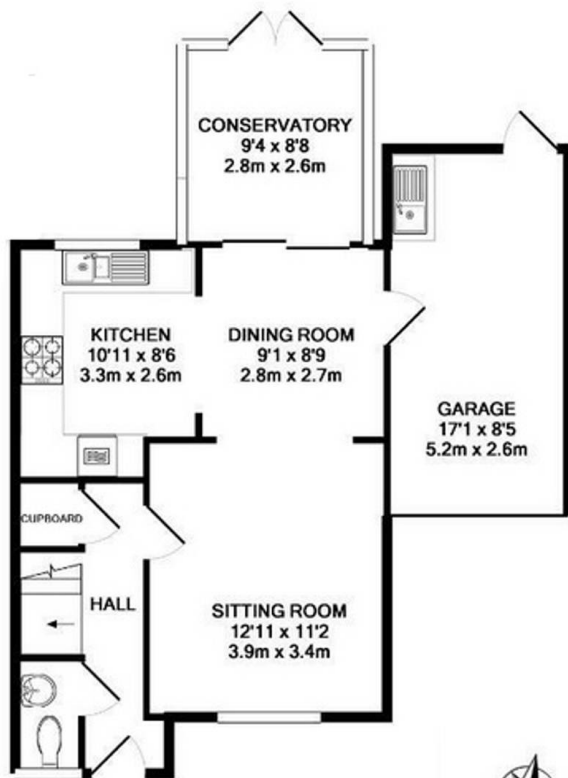
Broadband Speed up to 1000Mbps (according to Ofcom)

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

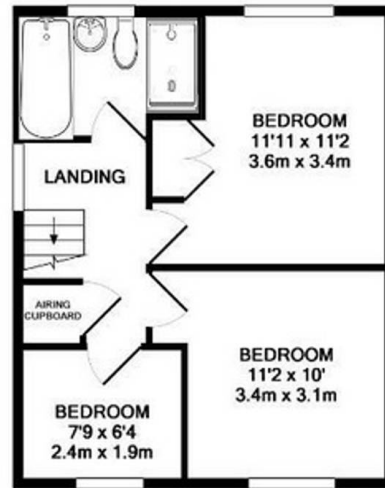
The Property Is Freehold







GROUND FLOOR  
APPROX. FLOOR  
AREA 623 SQ. FT.  
(57.9 SQ. M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 380 SQ. FT.  
(35.3 SQ. M.)



TOTAL APPROX. FLOOR AREA 1003 SQ. FT. (93.2 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(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			
		67	84

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>		
(81-91)	<b>B</b>		
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
			81
			64

England, Scotland & Wales

EU Directive 2002/91/EC