



- END TERRACED FAMILY HOME
- SITUATED AT THE HEAD OF A CUL DE SAC
- NO ONWARD CHAIN
- ALLOCATED OFF ROAD PARKING
- OPEN PLAN LOUNGE DINING ROOM
- KITCHEN BREAKFAST ROOM, UTILITY ROOM
- THREE BEDROOMS, FAMILY BATHROOM
- ENCLOSED GARDEN TO REAR

Church Mews, Kingsteignton, Newton Abbot, TQ12 3ST

£255,000

Situated in a highly regarded residential location at the head of a quiet tucked away cul de sac on the edge of St Michaels church. 5 Church Mews is a delightful family home, part way through a refurbishment project and offered for sale with NO ONWARD CHAIN. The accommodation briefly comprises; an open plan lounge dining room, kitchen breakfast room, utility room, three bedrooms, bathroom, parking and an enclosed rear garden.



Property Description

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Kingsteignton, now deemed a town, still maintains the charm of a large village, and is within a mile or two from the market town of Newton Abbot, in the Teignbridge District of South Devon. Kingsteignton is set at the head of the Teign Estuary, with nearby coastal resorts at Teignmouth and Shaldon to the East. Dartmoor National Park is just a few miles distant and there is easy access to good road and rail links (A38 & A380 dual carriageways and mainline rail services from Newton Abbot). There are primary and comprehensive schools, post office, library a range of shops, leisure and other amenities.

Covered entrance to an obscure double glazed entrance door into...

ENTRANCE HALLWAY

Radiator. Doors to...

OPEN PLAN LOUNGE DINING ROOM.

With uPVC double glazed window and uPVC double glazed French patio doors with access and outlook over the enclosed rear garden. Radiator. Stairs rising to the first floor with under stairs recess. From the dining area, is a door through to the...

KITCHEN/BREAKFAST ROOM

Also accessed from the main entrance hallway. Part complete kitchen with modern cupboard and drawer base units incorporating one and a quarter bowl stainless steel sink unit with mixer tap, corner carousel unit, integrated fridge, integrated freezer, corresponding eye level units, inset brushed chrome double oven, uPVC double glazed window overlooking the front aspect and approach.





UTILITY ROOM

uPVC double glazed window overlooking the front aspect, rolled edge counter tops with tiled splash backs, extensive under counter appliance spaces, plumbing for a washing machine, wall hung Idea Logic Plus gas boiler providing the domestic hot water supply and gas central heating throughout the property.

Stairs rise to the...

FIRST FLOOR LANDING

Hatch and access to loft space, radiator, door to linen cupboard with slatted shelving. Doors to...



BEDROOM ONE

uPVC double glazed window overlooking the rear aspect, radiator.

BEDROOM TWO

uPVC double glazed window to front aspect enjoying far reaching rural views, radiator.

BEDROOM THREE

uPVC double glazed window enjoying similar views to bedroom two. Radiator.

FAMILY BATHROOM

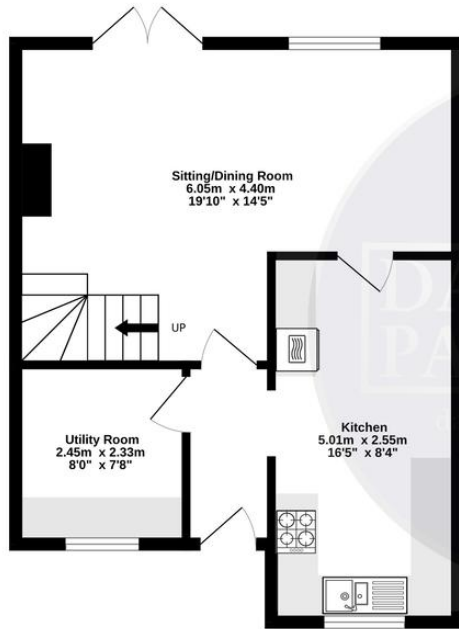
Part tiled walls, uPVC obscure double glazed window, radiator, shaver socket, bath with mixer tap, low level WC, pedestal wash hand basin.



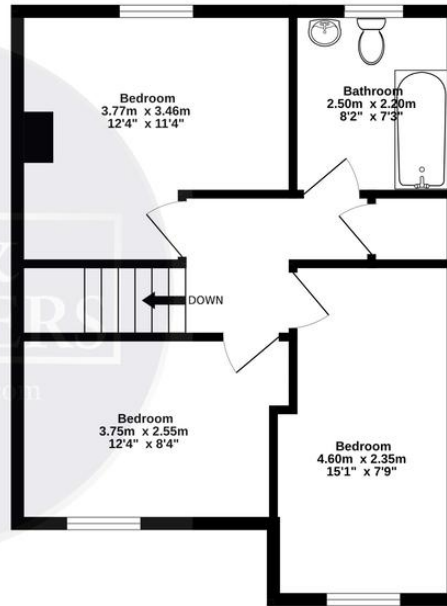
OUTSIDE

The property is approached over a paved pathway leading to the main entrance. There is a paved terrace/seating area with brick paved border and insert, enjoying the passage of the sun. External water tap. Gated access leading to the rear gardens. Number 5 benefits from an ALLOCATED OFF ROAD PARKING SPACE with additional parking to the front of the property. To the rear, accessed from the reception, is a

Ground Floor
43.8 sq.m. (471 sq.ft.) approx.



1st Floor
44.2 sq.m. (475 sq.ft.) approx.



TOTAL FLOOR AREA : 87.9 sq.m. (946 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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fully enclosed garden which has been paved with ease of maintenance in mind. There are also raised retained borders. Being fully enclosed the rear garden is ideal for those with small children and/or pets.

MATERIAL INFORMATION - Subject to legal verification

Freehold
Council Tax Band C

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements