



- RECENTLY CONSTRUCTED FAMILY HOME IN HIGHLY REGARDED RESIDENTIAL LOCATION
- OFFERED IN IMMACULATE DECORATIVE ORDER THROUGHOUT
- OPEN PLAN LOUNGE DINING ROOM
- MODERN FITTED KITCHEN
- THREE BEDROOMS
- MODERN BATHROOM, GROUND FLOOR CLOAKROOM
- OFF ROAD PARKING
- ENCLOSED REAR GARDEN

Newcross Park, Kingsteignton, TQ12 3TH Guide Price £285,000

A recently constructed family home situated in a highly regarded residential location with good commuter links. The property is offered in immaculate decorative order throughout with accommodation briefly comprising; a spacious open plan lounge/ dining room, modern fitted kitchen, ground floor cloakroom, three first floor bedrooms and a modern fitted bathroom. Outside there is off road parking and an enclosed level garden.



Property Description

uPVC obscure double glazed door into...

ENTRANCE HALLWAY

Stairs rising to upper floor. Hatch to under stairs storage cupboard. Radiator. LVT flooring which extends throughout the ground floor. Open through to the OPEN PLAN LOUNGE/DINING ROOM. Door to...

GROUND FLOOR CLOAKROOM

WC, wash hand basin set onto high gloss vanity unit, tiled splash back, fitted mirror, radiator, fitted extractor.

OPEN PLAN LOUNGE/DINING ROOM

LOUNGE AREA: uPVC double glazed window overlooking the gardens. Radiator. DINING AREA: uPVC double glazed door with outlook and giving access onto the garden. Radiator.

KITCHEN

Modern fitted kitchen with comprehensive range of cupboard and drawer base units with an integrated brushed chrome electric oven and fitted microwave under counter tops with corresponding splash backs, four ring gas hob with chimney style extractor over, one and a quarter bowl stainless steel drainer sink unit with mixer tap over, integrated dishwasher, space and plumbing for washing machine, corresponding eye level units, space for American style fridge freezer, uPVC double glazed window overlooking the driveway and approach. Cupboard housing wall hung Ideal gas boiler providing the domestic hot water supply and gas central heating throughout the property.

Stairs rising to the...

FIRST FLOOR LANDING

Radiator. Doors to...





BEDROOM ONE

Two uPVC double glazed windows. Radiator.



BEDROOM TWO

uPVC double glazed window overlooking the gardens. Radiator. Hatch and access to loft space.



BEDROOM THREE

uPVC double glazed window overlooking the gardens. Radiator.

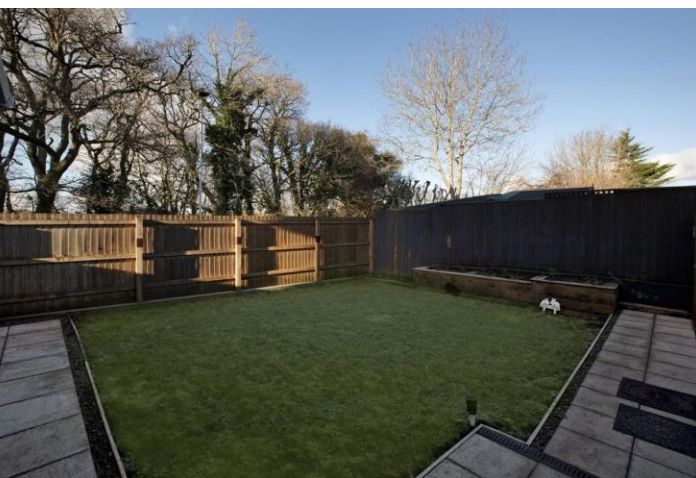
MODERN FITTED BATHROOM

P-shaped shower bath with glazed screen, fitted rain shower with additional hand held attachment, tiled to bath/shower enclosure, low level WC, vanity unit with wash hand basin, ladder style towel rail/radiator, illuminated mirror with shaver socket, uPVC obscure double glazed window, recessed spotlighting, fitted extractor, low level WC, tiled flooring.



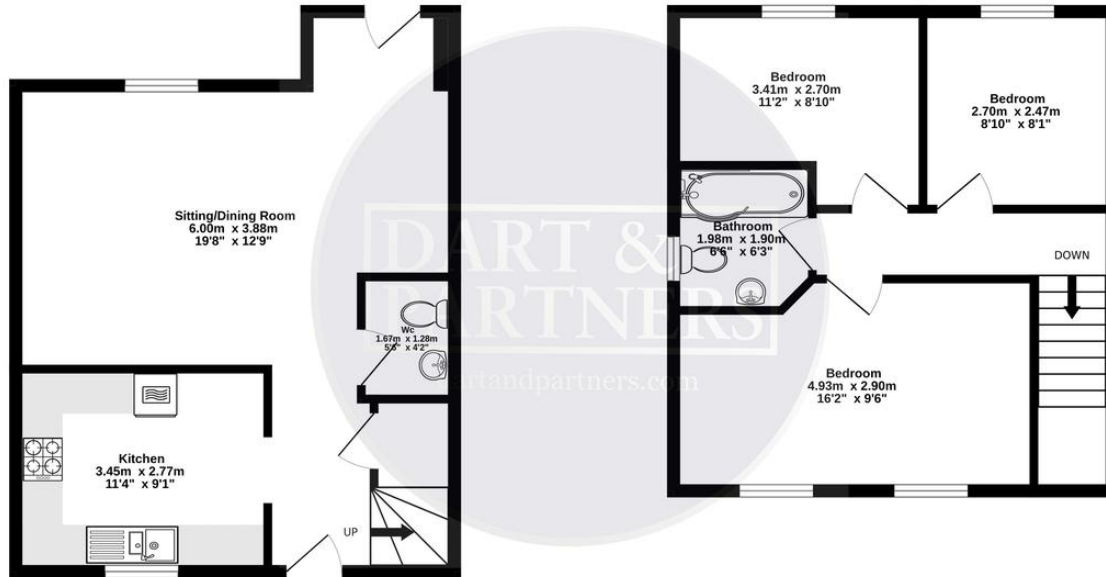
OUTSIDE

The property is approached over a gravel driveway providing **OFF ROAD PARKING** onto a paved pathway to the entrance. External water and power supply. The paved pathway continues to the side of the property with gated access through to the rear gardens, which are also accessed via the lounge/dining room. The rear garden is fully enclosed and level, with an area of formal lawn bordered by a paved pathway and with gated pedestrian access. Raised retained flower beds. Paved patio/seating area. External power supply.



Ground Floor
41.7 sq.m. (449 sq.ft.) approx.

1st Floor
39.3 sq.m. (423 sq.ft.) approx.



MATERIAL INFORMATION - Subject to legal verification

Freehold
Council Tax Band C

AGENTS NOTES

- The loft is boarded down the centre, with ample head height room and waist height shelving for easy storage. Access via a large loft hatch with in built foldout ladder and rail (via the 2nd bedroom)
- 10year New Build warranty valid until 2031
- Save on stamp duty if purchased before April

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



TOTAL FLOOR AREA : 81.1 sq.m. (873 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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