



A three bedroom, end terrace house situated in a popular town with a garage, garden and off road parking.

4 Butland Road | Kingsteignton | TQ12 3JL





PROPERTY TYPE

End terrace property



SIZE

1,244 sq ft



LOCATION

Town



AGE

TBC



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Gas central heating



PARKING

Garage & off road parking



OUTSIDE SPACE

Rear garden



EPC RATING

71



COUNCIL TAX BAND

B



in a nutshell...

- Well-presented throughout
- Kitchen/diner
- Separate living room
- Ground floor wet room & first floor bathroom
- Double glazing & GCH
- Attractive rear garden
- Close to amenities



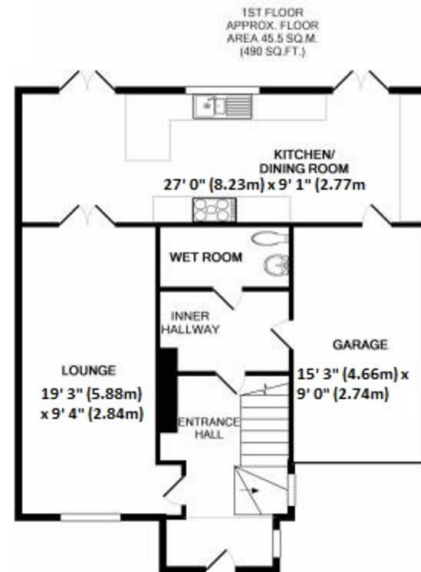
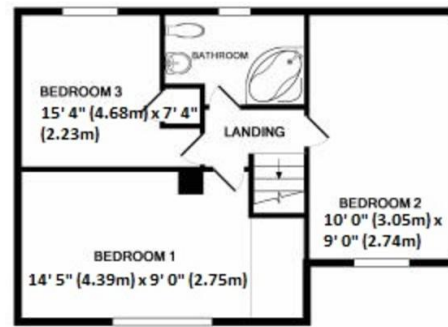
the details...

A three bedroom end terraced house situated in the highly sought after area of Kingsteignton within easy reach of local facilities and amenities including shops and bus routes. The property also benefits from easy access into Newton Abbot and the link roads to both Exeter and Plymouth.

A paved driveway offers off road parking and leads to the garage with an internal door to the property. To one side of the front garden there is a raised stone wall flower bed and an area of chipping. Inside, the property is well presented. An entrance hallway give access to the living room and an inner hallway through to a downstairs wet room/WC. The living room is spacious with a window to the front aspect, and there is a decorative fireplace. Double doors lead into the kitchen/diner which is fitted with a range of quality units and offers two sets of French doors leading out to the rear garden.

Upstairs, there are three bedrooms and a family bathroom, benefitting from a corner bath.

Outside to the rear, there is a paved patio with an area to the side ideal for alfresco dining. Steps then lead up to a further garden area with a large garden store and fencing around. A gate gives access to a further fenced area which is laid to lawn.



1ST FLOOR APPROX. FLOOR AREA 45.5 SQ.M. (490 SQ.FT.)

GROUND FLOOR APPROX. FLOOR AREA 70.0 SQ.M. (754 SQ.FT.)

TOTAL APPROX. FLOOR AREA 115.5 SQ.M. (1244 SQ.FT.)

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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the location...

Kingsteignton is a town located on the outskirts of Newton Abbot offering very easy access to the town centre. It has the benefit of good local amenities, including schools, churches, public house, supermarkets and very easy access to the A38 Devon Expressway leading to the M5.

Shopping

Late night pint of milk: Ley Lane Stores 0.1 mile

Town centre: Newton Abbot 2.2 miles

Supermarket: Tesco 1.1 mile

Relaxing

Beach: Teignmouth 5.3 miles

Park: Longfield Avenue 0.4 mile

Tennis courts, dog walk, cycle route: Clifford Park 0.3 mile

Travel

Bus stop: Exeter Road 0.2 mile

Train station: Newton Abbot 2 miles

Main travel link: A38 0.9 mile

Airport: Exeter 18.1 miles

Schools

Rydon Primary School: 0.6 mile

Teign School: 0.2 mile

Please check Google maps for exact distances and travel times.

Property postcode: **TQ12 3JL**

Need a more complete picture? Get in touch with your local branch...

Tel **01626 362 246**
Email **newton@completeproperty.co.uk**
Web **completeproperty.co.uk**

Complete
79 Queen Street
Newton Abbot
TQ12 2AU

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how to get there...

From our Newton Abbot Office continue heading towards Kingsteignton passing Tesco on your left hand side. At the roundabout take the first exit left, proceeding past Lidl. At the next roundabout turn left onto Gestridge Road. Continue on Gestridge Road for some distance. At the traffic lights, turn left onto Ley Lane and take the next right onto Captains Road. Turn left onto New Park Road and then left onto Butland Road where you will find the property.

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