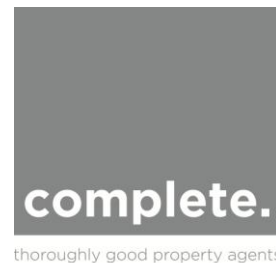




A beautifully presented, semi-detached, three-bedroom family home, with a garage, off-road parking and enclosed rear garden in a quiet elevated position.

85 Longfield Avenue | Kingsteignton | TQ12 3RA





PROPERTY TYPE

Semi-detached house



SIZE

912 sq ft



LOCATION

Newton Abbot



AGE

1950s, 1960s and 1970s



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas central heating



PARKING

Garage and
off-road parking



OUTSIDE SPACE

Front and
rear gardens



EPC RATING

74



COUNCIL TAX BAND

C



in a nutshell...

- Beautifully presented throughout
- Spacious living room
- Contemporary kitchen/dining room
- Master bedroom with fitted wardrobe
- Light and airy bedrooms
- Modern family bathroom
- Child and pet friendly garden
- Elevated position with far reaching views
- Great commuting links





the details...

A semi-detached, three-bedroom family home, with a garage and enclosed rear garden in a quiet elevated position in the sought-after town of Kingsteignton.

A concrete driveway provides parking for two cars, beside the house, in front of the garage and steps lead down to the entrance beside the front garden with walled tiers of lawn bordered by a neat privet hedge.

Inside, the property is beautifully presented, light and warm. The hallway has oak-effect laminate flooring, which continues throughout the ground floor, a staircase rises to the first floor and solid oak, half-glazed double doors open into the living room. Spacious and light, it has a papered feature wall, a handy understairs cupboard and another set of solid-oak doors lead into the open-plan kitchen/dining room. A spacious area with a modern fitted kitchen that has granite-effect worktops and a range of elegant walnut-effect, high and low-level units, providing ample storage, complete with under-cabinet and plinth feature lighting. There is a built-in fan-oven and grill, a separate five-burner gas hob, floor space for an upright fridge/freezer and beneath the worktop for a dishwasher. The dining area has plenty of room for six or eight around a table, ideal for any occasion and sliding patio doors extend the inside space outside onto the patio.

Upstairs, the master bedroom is a spacious and light double, with a fitted wardrobe. There are two further bedrooms, a double and a single, both with built-in storage. The bathroom has a durable mosaic-effect vinyl floor and fully-tiled walls, with a white suite comprising bath with shower and glass screen above, a pedestal basin and a WC. The landing has a hatch in the ceiling, providing access to the loft space, which has an integral ladder a light and is boarded to provide extensive additional storage.

Outside, the rear garden is in two parts. The first area has a paved terrace and an area of synthetic lawn, ideal for a family barbecue and there is a rear door to the attached garage that has lights, power, an up and over door, a combi boiler on the wall, providing heating and hot water on demand, and a utility area with a worktop and plumbing for a washing machine and tumble drier. A gate through the picket fence leads down to the second part with two raised terraces of timber decking, and a laurel hedge providing privacy, creating a fabulous private venue for outside dining or sharing a bottle of wine with friends and relations. At the bottom there is an area of hardstanding, paving and a patch of lawn with a tree at one end, and the entire garden is fully enclosed making it safe for children and pets.

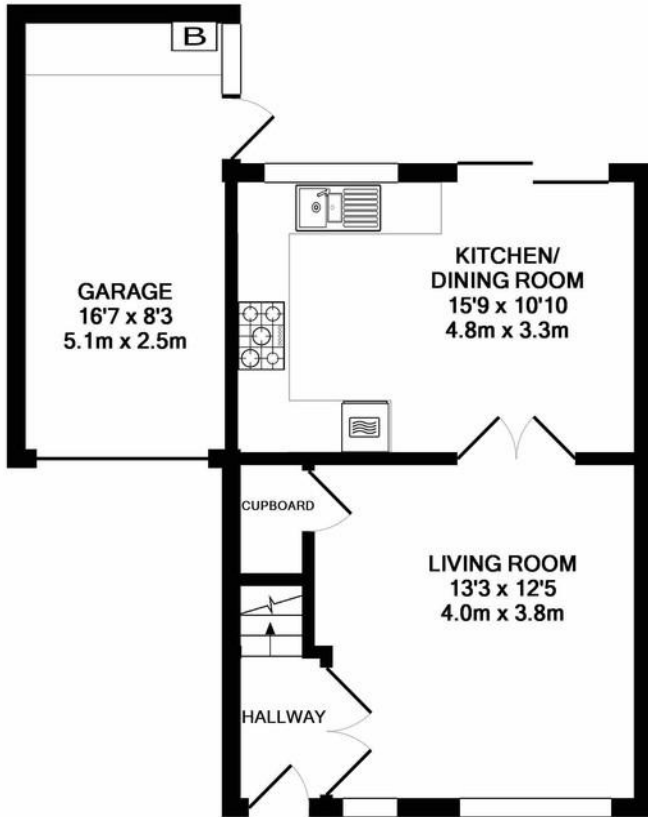


what the owner loves most...

“We love the location of the property, a short drive to the commuting links and in elevated position, providing us with lovely views.”



the floorplan...



GROUND FLOOR
APPROX. FLOOR
AREA 520 SQ.FT.
(48.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 392 SQ.FT.
(36.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 912 SQ.FT. (84.7 SQ.M.)

Floor Areas are approximate.
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Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY. All measurements and sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. © Unauthorised reproduction prohibited.



bear in mind...

The rear garden is low-maintenance, private and a manageable size, allowing a great outside dining space and play area for children/pets.

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: Co-op 0.6 mile
Town centre: Newton Abbot 2.5 miles
Supermarket: Tesco 1.1 miles

Relaxing

Beach: Teignmouth 5.1 miles
Park: 0.3 mile

Travel

Bus: Longford Lane 0.2 mile
Train station: Newton Abbot 2.4 miles
Main travel link: A380 0.4 mile
Airport: Exeter 19 miles

Schools

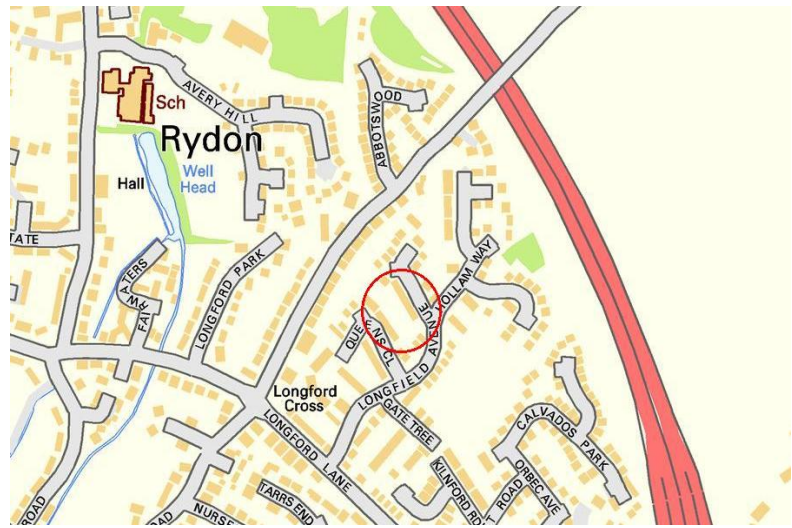
Rydon Primary School: 0.6 mile
Teign School: 0.9 mile

Please check Google maps for exact distances and travel times.

Property postcode: **TQ12 3RA**

how to get there...

From our Newton Abbot Office head east on Queen Street towards Fairfield Terrace. Turn right onto Albany Street. At the traffic lights, turn right onto Kingsteignton Road/B3195. At the roundabout continue straight onto Newton Road/A383. At the next roundabout take the second exit Greenhill Way/A383. At the third roundabout take the second exit onto Vicarage Hill/A383. At fourth roundabout take the first exit onto Longford Lane. Turn right onto Longfield Avenue where you will find the property.





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

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Web completeproperty.co.uk

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Newton Abbot
TQ12 2AU

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