

Call 01626 365055  
to find out more



Abbotswood, Kingsteignton, Devon, TQ12 3AB

Offers in Excess of £400,000



- Detached House
- 5 Bedrooms
- Living Room
- Dining Room
- Kitchen and Utility Room
- Double Level Tiered garden
- Double Garage
- Off Road Parking
- Far Reaching Views
- Council Tax E



chamberlains  
the key to your home



# Step Inside

Arriving at this detached house originally the show home for this estate, you will realise that being in an elevated position provides not only great views across to Newton Abbot and the countryside but it is on a larger than normal plot for the estate. From the driveway and entrance to the double garage, steps lead you up to a patio area and the front door. On entering this spacious hallway immediately on the left is the 5th bedroom with views out across the countryside. Opposite is the living room with an electric fire and doors opening up to the dining room. In the hallway is a useful downstairs cupboard, next door is the kitchen with modern units and a window overlooking the rear garden. Here you will find an integrated dishwasher, fridge/freezer, gas hob and electric oven. This in turn leads through to the utility room where there are more useful units and space for a washing machine, tumble dryer and the boiler. There is also a door leading to the garden from here and a downstairs cloakroom. From the kitchen, the dining room can be located with patio doors leading out onto the garden. Upstairs to the other four double bedrooms, three of these have fitted wardrobes. Two, including the master bedroom overlook the front of the property and have those amazing views and the other two overlook the rear garden. Here you will also find the family bathroom with a window overlooking the back and an airing cupboard housing the hot water tank. The master bedroom is very spacious with an en-suite shower and an extra built in cupboard.



## Your Notes:

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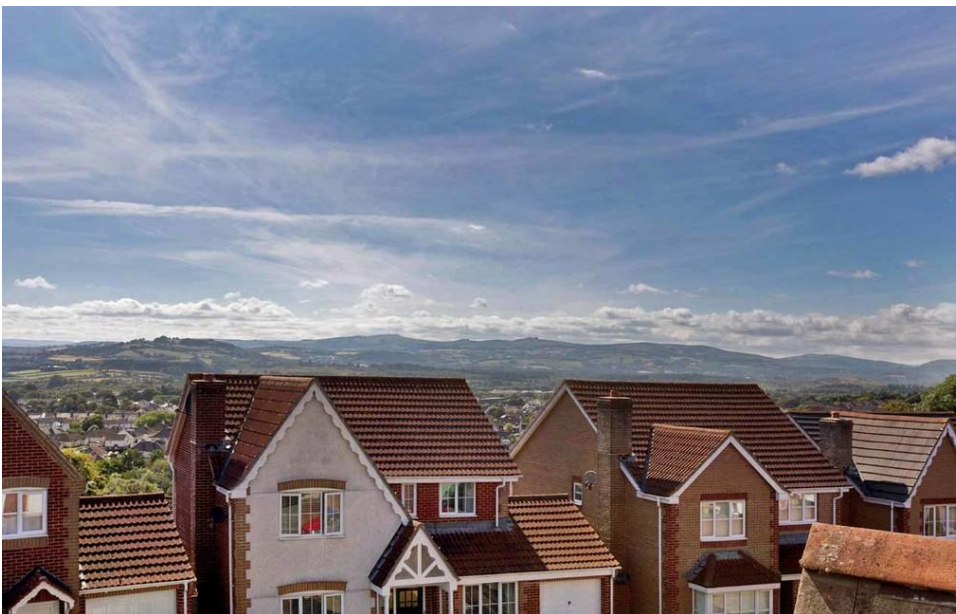
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## MEASUREMENTS

Sitting Room -	16' 08" x 10' 09" (5.08m x 3.28m)
Dining Room -	10' 01" x 09' 01" (3.07m x 2.77m)
Kitchen -	12' 06" x 10' 01" (3.81m x 3.07m)
Utility Room -	06' 05" x 05' 01" (1.96m x 1.55m)
Study -	16' 08" x 08' 06" (5.08m x 2.59m)
Bedroom -	14' 04" x 08' 06" (4.37m x 2.59m)
Bedroom -	11' 06" x 07' 08" (3.51m x 2.34m)
Bathroom -	07' 08" x 05' 11" (2.34m x 1.8m)
Bedroom -	11' 04" x 08' 03" (3.45m x 2.51m)
Bedroom -	15' 04" x 11' 07" (4.67m x 3.53m)
Garage -	17' 01" x 16' 05" (5.21m x 5m)

# Step Outside

Steps from the front of the property lead up to the sunny garden where you will see its arranged on 2 tiers. Both level tiers, the first outside the kitchen and dining room. This has a patio area but mostly laid to lawn with bushes and trees at one side giving it that all important privacy and fully enclosed, ideal for dogs. Steps lead up to the 2nd tier which is currently being used as a veggie plot but also has trees and bushes surrounding the garden. There are 2 sheds in the garden. The double garage out the front has power and there is parking for 2 cars on the driveway.



## LOCATION

This impressive detached family home is located in a popular cul-de-sac and sits on a good size corner plot. It is in a convenient part of Kingsteignton, close to the shops and amenities including Doctors, Dentists, well regarded schools and local bus stops. 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 of Teignmouth and Shaldon. Dartmoor National Park is not far away and there is easy access to the A380, A38 and rail links.

## USEFUL INFORMATION

Mains gas, electric, water and drainage connected. Council Tax E

## SELLER'S INSIGHT

Perfectly situated to enjoy far reaching views from Newton Abbot across to Dartmoor.

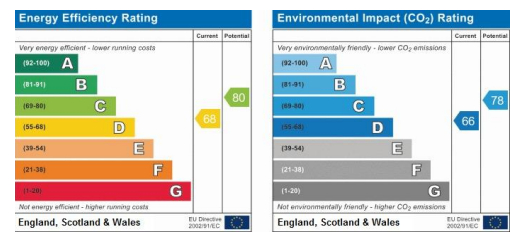
Lovely good sized family home with a very generous sized and private rear garden and good parking.

Quiet location yet having very easy access to the A380 and A38, close to all amenities and, being on the edge of Kingsteignton, country lanes are only about 200 metres away.

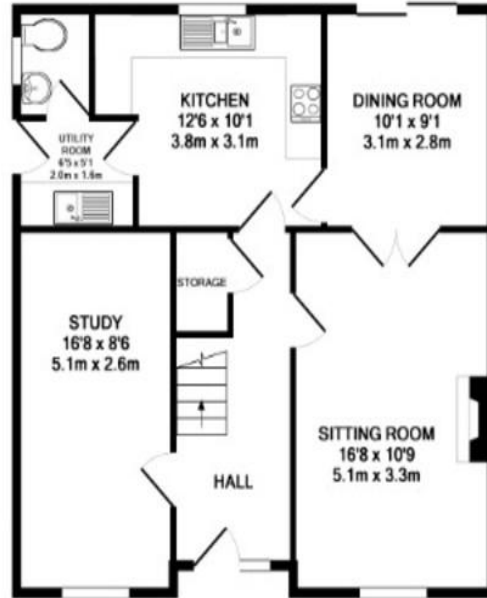




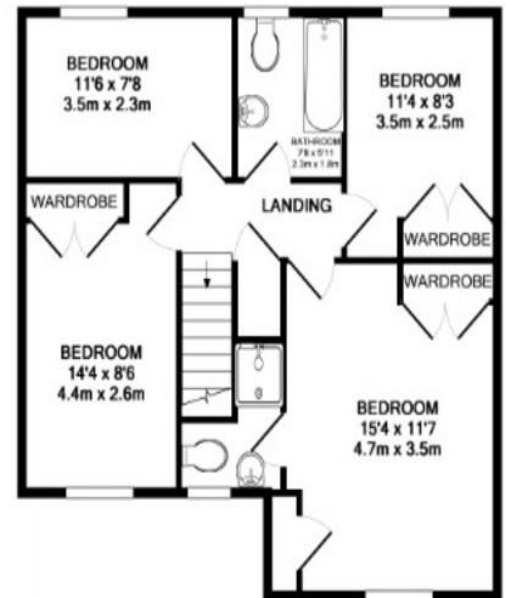
# Floor Plan



GARAGE  
APPROX. FLOOR  
AREA 280 SQ.FT.  
(26.0 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 677 SQ.FT.  
(62.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 623 SQ.FT.  
(57.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1580 SQ.FT. (146.7 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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## Directions:

From the centre of Kingsteignton by Tesco Metro, turn left at the Oakford roundabout (opposite the Kings Arms) and continue along this road for a short distance to the traffic lights. Turn right into Longford Lane and follow the road to a double roundabout - go straight across both carrying on Longford Lane. At the next roundabout turn left onto Humber Lane. Go up the hill and take the next left into Abbotswood where the property can be found on the right hand side.

FOR SAT NAV PURPOSES

TQ12 3AB

## Disclaimer:

Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendor's agents, and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. The particulars do not constitute, or form part of, an offer or a contract.