



A three bedroom, semi-detached house located in Kingsteignton, on the market with no onward chain, an extensive rear garden and off road parking.

74 Exeter Road | Kingsteignton | TQ12 3JA

complete.

thoroughly good property agents



PROPERTY TYPE

Semi-detached house



SIZE

831 sq ft



LOCATION

Town



AGE

1960



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Gas central heating



PARKING

Off road parking



OUTSIDE SPACE

Extensive garden



EPC RATING

65 (D)



COUNCIL TAX BAND

B



in a nutshell...

- Convenient location
- Would benefit from modernising
- Spacious kitchen/diner
- Living room with brick fireplace
- Downstairs shower room
- Family bathroom
- Generous sized rear garden
- Off road parking for one vehicle
- No onward chain





the details...

A semi-detached family home with three bedrooms, off-road parking and a generous rear garden, conveniently located a short walk from the shops and amenities in the popular town of Kingsteignton.

A driveway of hardstanding provides off-road parking for one car and leads to the entrance at the side of the property. Inside, it is nicely presented though it is a little dated and would benefit from some modernisation. It does however feel warm and welcoming with gas central heating and double glazing throughout.

A decoratively glazed front door leads into a hallway with a staircase rising to the first floor and an inner door leads into a generously sized living room which is carpeted and filled with light from a window to the front. A brick fireplace has pine cladding and is fitted with a gas fire making a focal point for the room and there are low-level storage cupboards and displays helping built-in to the recesses on either side of the chimney breast. There is an under stairs cupboard providing useful storage and it also houses the condensing combi-boiler which provides the central heating and hot water on demand.

Double louvre doors lead through into an extended kitchen/dining room which has a wood-effect laminate floor and plenty of light from a wide window to the rear. The fitted kitchen has granite-effect worktops, with panelled splashbacks and a range of light wood-effect base, drawer and wall units providing ample cupboard space. There is a stainless steel one and a half-bowl sink with a mixer tap beneath the window, a built-in electric oven with a gas hob and extractor hood above, and an integrated fridge/freezer and washing machine. A half-glazed door provides access to the rear garden and there is plenty of floor space for a dining table and seating for six or eight places, ideal for any occasion.

To the side of the dining area is a convenient ground floor shower room with a laminate floor and natural light from three windows to the side, containing a shower, a pedestal basin and a WC.

Upstairs, there are three light and airy bedrooms, two doubles and a good sized single, and a family bathroom has part-tiled walls containing bath with a shower above, a pedestal basin and a WC. The landing has a hatch in the ceiling providing access to the loft space which has a skylight providing natural light and partial boarding providing plenty of additional storage space.

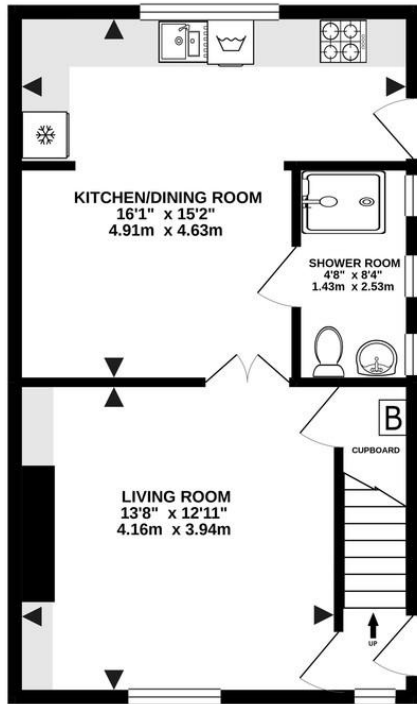
Outside, the rear garden is a generous size and is fully enclosed making it safe for children and pets. A real blank canvas, ideal for those with green fingers. There is an outside tap for convenience, a paved patio ideal for alfresco dining, which leads on to a terrace of crazy paving, and a gravel path runs the length of the garden, flanked on either side by beds for growing shrubs, plants and flowers. At the far end, there is a paved patio with a potting shed and a greenhouse.

A path leads down the side of the property where there is a gate to the front providing alternative access.

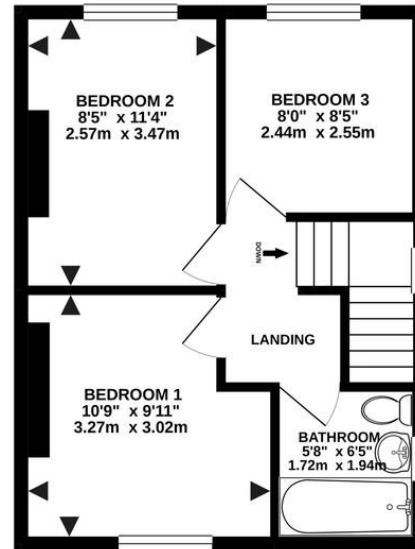


the floorplan...

GROUND FLOOR
468 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA: 831 sq.ft. (77.2 sq.m.) approx.

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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: Tesco Express 0.4 mile

Town centre: Newton Abbot 2.3 miles

Supermarket: Tesco Superstore 0.8 mile

Relaxing

Beach: Teignmouth 5 miles

Park: 0.2 mile

Newton Abbot Leisure Centre: 2 miles

Travel

Bus stop: on Exeter Road 0.1 mile

Train station: Newton Abbot 1.9 miles

Main travel link: A380 0.2 mile

Airport: Exeter 17.4 miles

Schools

Rydon Primary School: 0.4 mile

Teign School: 0.4 mile

Please check Google maps for exact distances and travel times.

Property postcode: **TQ12 3JA**



how to get there...

From our Newton Abbot Office continue on Queen Street, turn right onto Albany Street, continue on to Cricket Field Road. At the trafficlights turn right onto Kingsteignton Road. At the B&Q roundabout, continue straight onto Newton Road. Go through the next roundabout outside Tesco, continue along the road, and the roundabout take the 1st exit to stay on Newton Road, go past Lidl, at the next roundabout take the 1st exit onto B3195 follow this road for quite a distance, pass Chudleigh Road on the left hand side and proceed for a short distance where the property can be found on the right.



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

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