



Kingsteignton

2x  1x 

ENERGY
RATING
D68

- Video Walk-through Available
- Ground Floor Apartment
- 2 Double Bedrooms
- Good-Sized Lounge/Diner
- Fitted Kitchen

- Bathroom with Separate Shower Cabinet
- Low Maintenance Front and Rear Gardens
- Tandem Parking for 2
- Council Tax Band B
- Ideal First Home

Guide Price:
£200,000
LEASEHOLD

Flat 1, 1 Crossley Moor Road, Kingsteignton, TQ12 3LE



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A deceptively spacious ground floor apartment situated in a convenient location within Kingsteignton. There are two double bedrooms, lounge/dining room, kitchen and bath/shower room. Gas central heating and double glazing are installed and outside there is an enclosed courtyard and driveway parking.

Crossley Moor Road is a sought-after and well-established address off Fore Street making it convenient for a range of local shops, public house and other facilities with a nearby timetabled bus route providing access into the market town of Newton Abbot with its excellent range of high street stores and other amenities. For the commuter, the A380 South Devon Link Road to Torbay & north to Exeter is within easy reach.

The Accommodation:

A wooden entrance door with glazed light above leads to the entrance hallway with large airing cupboard and door to the lounge/dining room with wood framed sash-style windows in bay window and door to the kitchen which is fitted with a modern range of wall and base units with rolled edge work surfaces, tiled splashback, inset single drainer sink unit, built-in double oven and hob, spaces for fridge/freezer and washing machine, wall mounted gas boiler, part glazed door and window to rear. Bedroom one has a walk-in bay window to front and wardrobe recess. Bedroom two has a sash-style window to rear. The bath/shower room has a suite comprising panelled bath with mixer tap and shower attachment, separate shower cubicle, low-level WC, pedestal wash basin and obscure sash style window.

Garden & Parking:

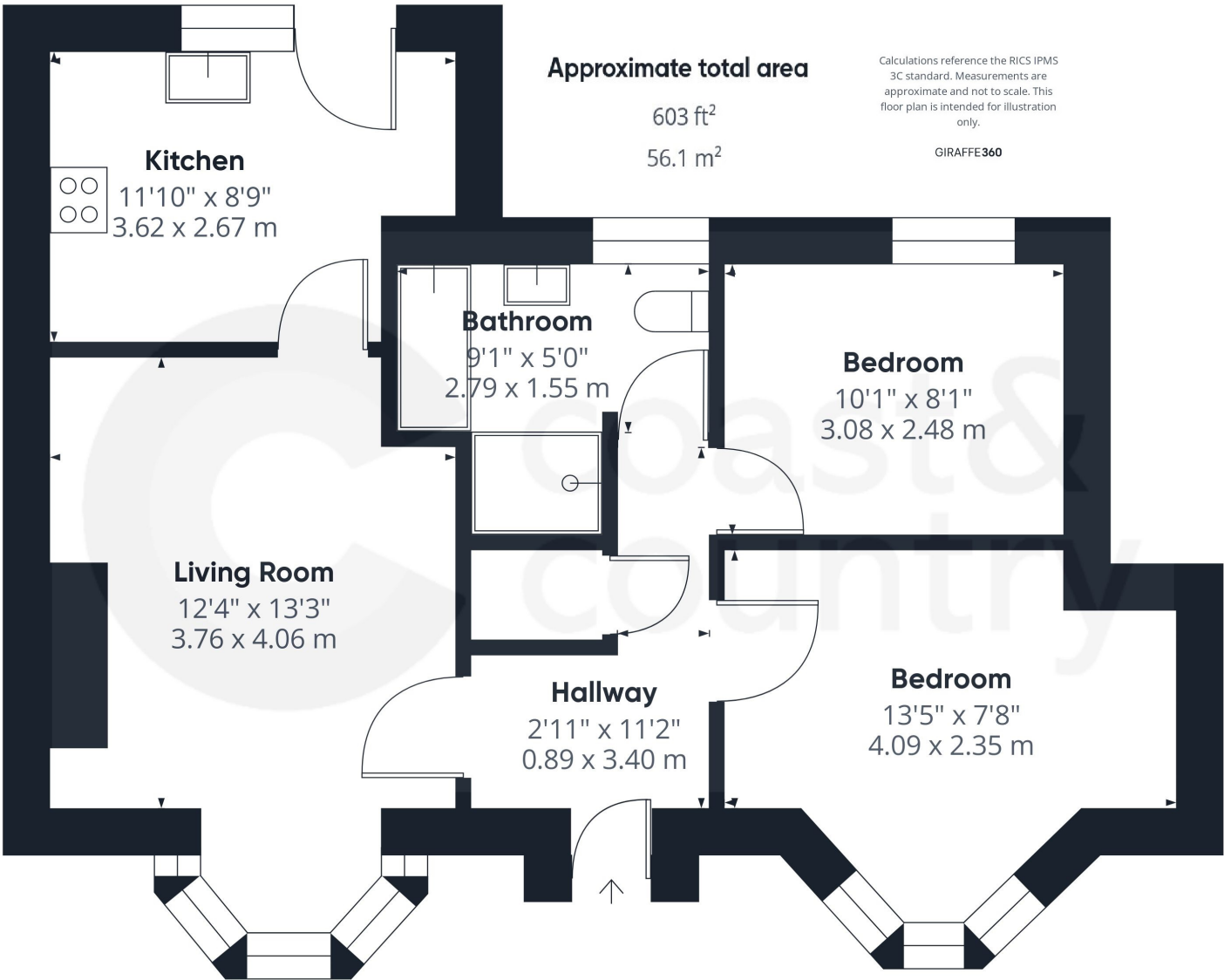
Outside to the front there is gravelled area, gate and brick paved path leading to the front door. The rear garden is enclosed with a paved patio, stone chippings, timber shed and gate to parking area with driveway providing off-road tandem parking for two cars.

Directions:

From Newton Abbot take the A383 Newton Road for Kingsteignton. Continue straight ahead at the racecourse roundabout. At the Plymco Homemaker roundabout take the first exit straight ahead onto the B3195. At the Oakford roundabout take the second exit into Fore Street, over the pedestrian crossing. Take the first left by the Bell Inn into Crossley Moor Road and the flat can be found on the left hand side.



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Agents Notes:

Council Tax: Currently Band B
Tenure: Leasehold & 50% Share of Freehold
Lease: 125 years from 1st October 2002
The sellers inform us that there is no ground rent or service charge payable.
Mains water. Mains drainage. Mains gas. Mains electricity.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes $\pm$ 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.