



Fairwaters, Kingsteignton

2x  1x 

ENERGY
RATING
C74

- Virtual Tour Available
- Mid-Terraced House
- Over 60s Development
- 2 Bedrooms

- Living Room and Conservatory
- Modern Shower Room
- Allocated Parking Space
- Stunning Communal Grounds

Guide Price:
£175,000
LEASEHOLD

5 Fairwaters Longford Lane, Kingsteignton, Newton Abbot, TQ12 3EA

A superbly presented terraced house situated at the exclusive Fairwaters development for the retired. With a first-class interior, the property has been subject to a degree of updating and refurbishment over recent years to provide a first-class home. At the rear is an area of garden which comes with the property which is laid to paving and gravel and provides lovely space for sitting out. In addition, residents of the development have use of quite stunning and well-established communal grounds with picturesque lake which attracts wildlife and has benches for sitting out in a park-like setting. The property also has an allocated parking space.

Accommodation:

Stepping inside the front door opens into a hallway with useful guest cloakroom off with WC and basin and a deep recessed cupboard providing plenty of storage and also housing the gas boiler. With stairs to the first floor with a stairlift and a decorative fireplace surround and fitted electric fire is the living room with a sliding patio door opening to a conservatory, itself opening to the rear garden area. Overlooking the front is a particularly smart modern kitchen with a U-shape of cabinets and contemporary style countertops. There is space for an upright fridge freezer and plumbing for a washing machine. Integrated appliances include an eye level oven, inset hob and filter canopy.

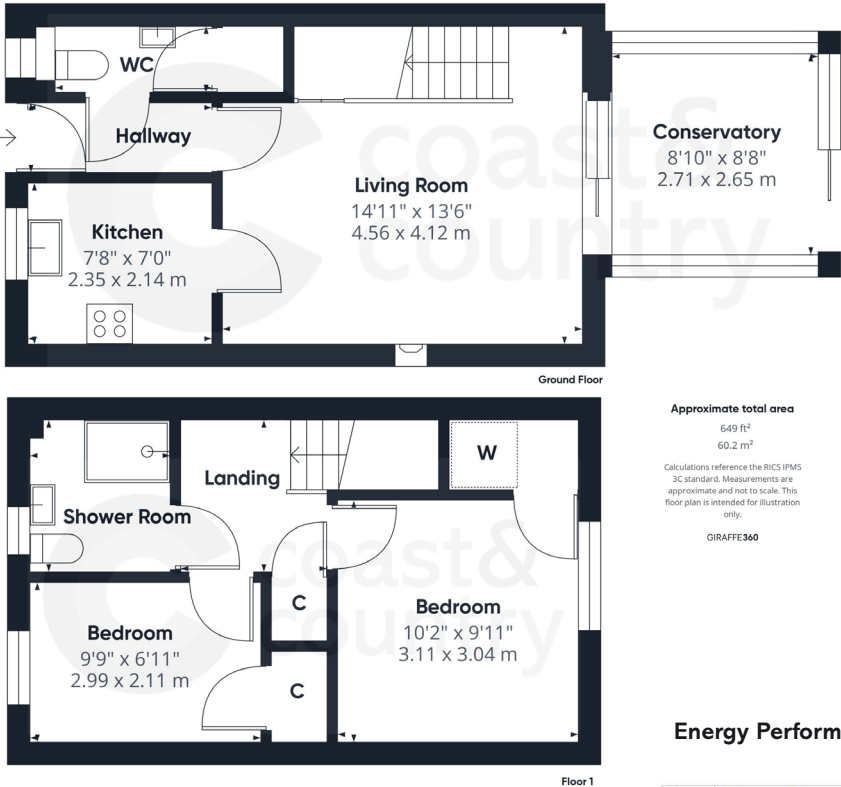
On the first floor, the landing has a recessed airing cupboard and provides access to two bedrooms and an up to the minute, fully tiled

shower room with oversized shower cabinet.

Outside: Small area of garden adjoining the rear of the house laid to gravel and paving. Use of stunning park like communal gardens within the development featuring a lake attracting much wildlife.

Parking: Allocated space for one car. Visitor parking area.

Directions: From Newton Abbot take the A380 towards Exeter and leave at the first exit for Kinsteignton. At the roundabout take first exit and at the next roundabout the second exit into Longford Lane. Follow the road and the development can be found on the right.



Agents Notes:

Council Tax: Currently Band C
Tenure: Leasehold
Lease: 999 years from 24th June 1991
Service Charge: Currently £153.50 per month
Review Period: Annually
Ground Rent: Currently £50 per annum
Age Restriction: Over 60s
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	80 C
55-68	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.