



Kingsteignton

2x  1x 

ENERGY
RATING
D61

- Video Walk-through Available
- No Upward Chain
- Detached Bungalow
- 2 Double Bedrooms
- Lounge/Diner, Kitchen and Shower Room
- Driveway and Single Garage
- Front and Rear Gardens
- 130yds from Bus Stops
- Popular Location
- Early Viewings Advised

Offers over:
£265,000
FREEHOLD

3 Warecroft Road, Kingsteignton, Newton Abbot, TQ12 3DN



1000s of homes sold in Teignbridge

78 Queen Street, Newton
Abbot, Devon, TQ12 2ER

3 Warecroft Road, Kingsteignton, Newton Abbot, TQ12 3DN

Situated in a sought-after residential area of Kingsteignton, we are pleased to offer for sale this two double bedroom detached bungalow. The spacious accommodation also boasts a generous sized lounge/diner, kitchen, and a shower room/WC. Gas central heating and uPVC double glazing is installed and outside there are easy to maintain gardens, a garage and driveway parking.

Warecroft Road is situated in a popular residential area of Kingsteignton which offers an extensive range of local amenities including primary and secondary schools, various shops, doctor's surgery and vets, church, various public houses, restaurants and take-aways. A wider range of amenities can be found in the neighbouring market town of Newton Abbot. For the commuter, the property is convenient for the A380 linking Torbay with Exeter and the M5 beyond.

The Accommodation:

A uPVC part obscure double glazed entrance door and side panel leads to the entrance hallway with access to loft. The lounge has a large window with pleasant views over the front garden and feature fireplace with electric living flame coal effect fire. The kitchen has a range of wall and base units with rolled edge work surfaces and tiled splashback, inset single drainer sink unit, space for appliances and cupboard housing wall mounted gas boiler, window and part obscure double glazed door to rear porch with windows and obscure double-glazed door to outside. Bedrooms one and two both have windows to rear and the shower room has a walk-in shower cubicle, low-level WC, pedestal wash basin, part tiled walls and window.

Parking:

Double gates and brick paved drive provide off road parking leading to a single garage with remote electric up and over door and courtesy door to garden.

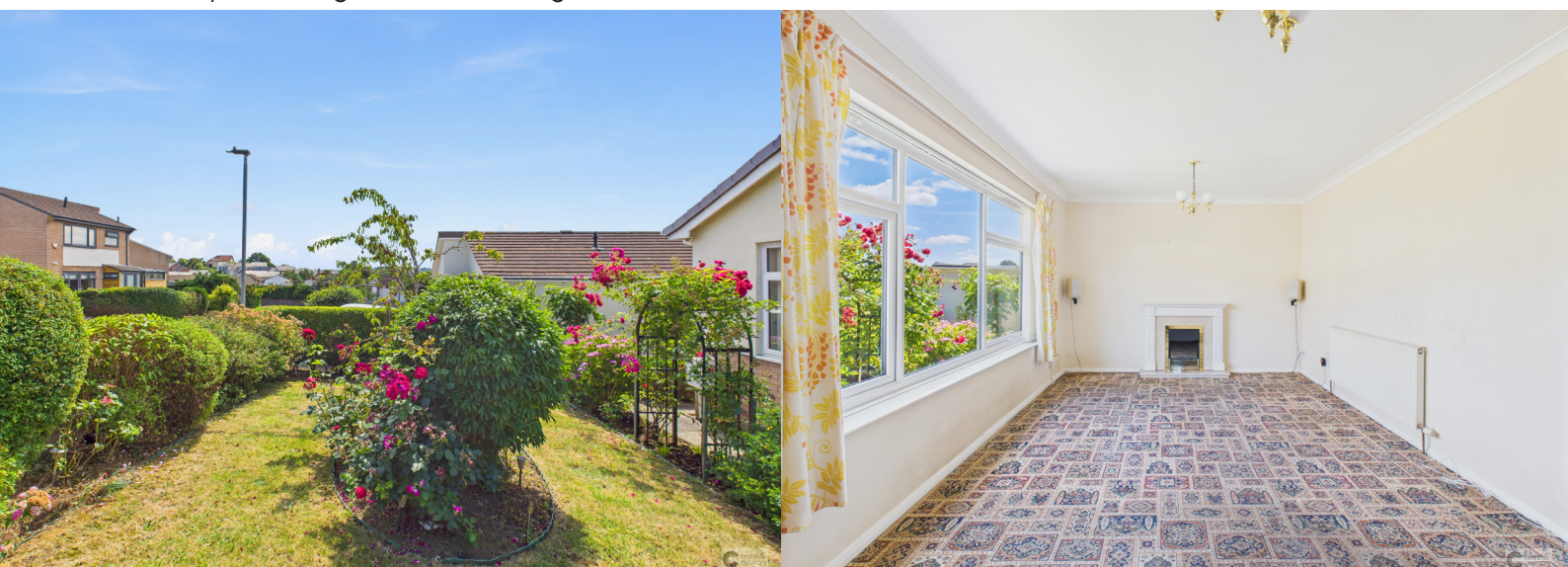
Gardens:

Outside to the front there is an attractive front garden with lawn and a wide variety of shrubs and flowers. A path and gate extend along the side

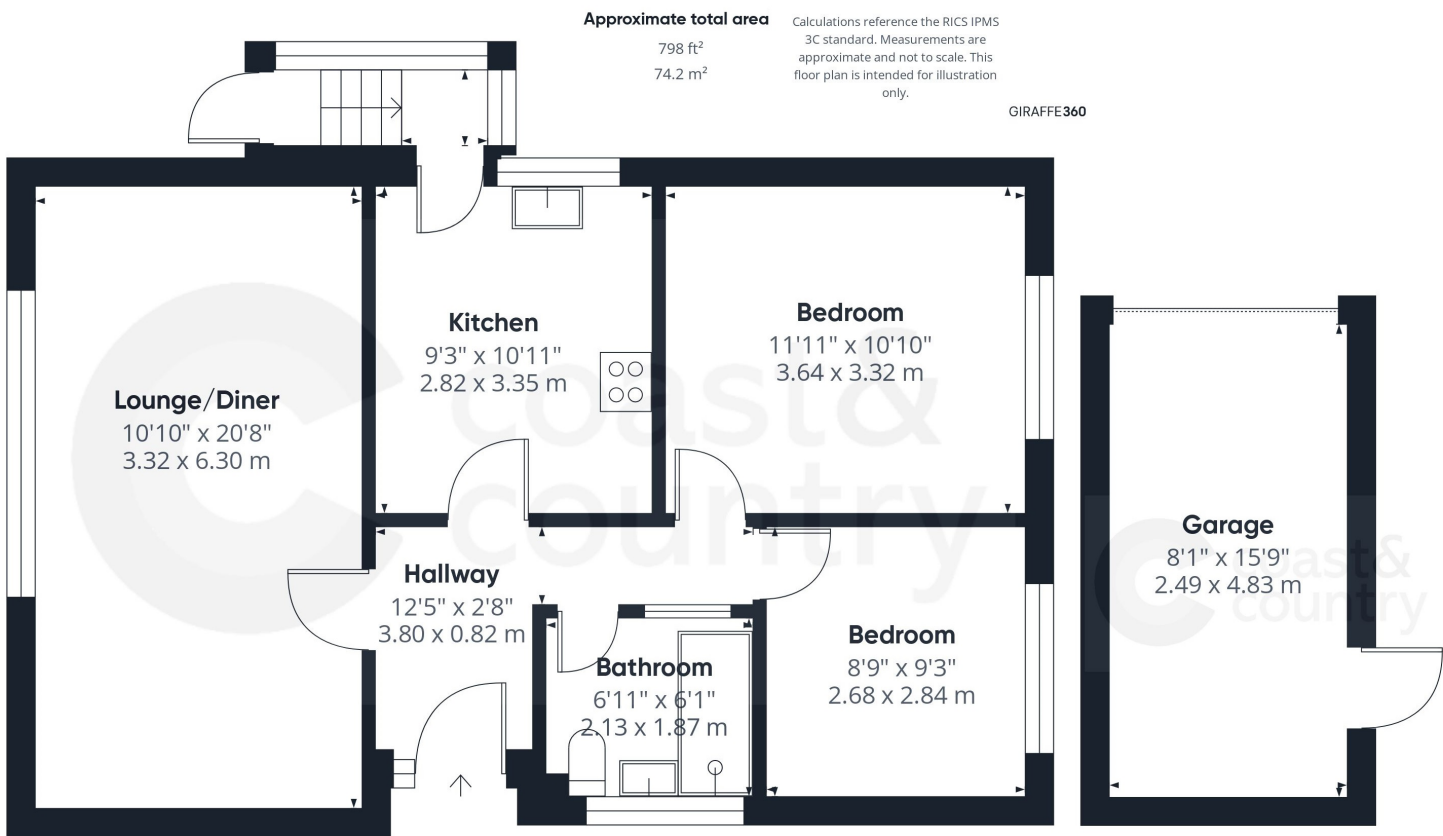
leading to the rear garden which has been paved for ease of maintenance with shrubs and timber shed.

Directions:

From the Penn Inn roundabout at Newton Abbot take the A380 Exeter bound. Take the first exit for Kingsteignton. At the roundabout take the second exit right into Longford Lane. Take the second right into Warecroft Road.



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Agents Notes:

Council Tax: Currently Band C

Tenure: Freehold

Mains water. Mains drainage. Mains electricity. Mains gas.

The property is believed to have spray foam insulation in the loft.

We are instructed by executors who may have limited knowledge of the property.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	61 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.