



Kingsteignton

4x  3x 

ENERGY
RATING
D67

- Video Walk-through Available
- Spacious Versatile Detached Bungalow
- 4 Bedrooms (2 en-suite)
- Living Room, Dining Room and Sun Room
- Kitchen/Breakfast Room and Utility Cupboard

- Front and Rear Gardens
- Driveway and Large Tandem Garage
- Cul-de-sac Position
- Convenient for A380 & M5 Beyond
- Early Viewings Advised

Guide Price:
£480,000
FREEHOLD

22 Hele Road, Kingsteignton, Newton Abbot, TQ12 3NL



1000s of homes sold in Teignbridge

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

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A deceptively spacious detached bungalow situated in a highly regarded cul-de-sac on the edge of Kingsteignton, which needs to be viewed internally to appreciate the generous and versatile accommodation. Currently arranged as four double bedrooms, two of which have en-suite shower rooms, lounge, dining room and sun lounge along with a kitchen/breakfast room, utility area and a bathroom/WC. Gas central heating and uPVC double glazing are installed and outside there are well tended front and rear gardens, a large double length detached garage and ample driveway parking.

Hele Road is a popular cul-de-sac off Exeter Road within the sought-after town of Kingsteignton, itself offering an extensive range of local amenities including primary and secondary schools, various shops, doctors' surgery and vets, church, various public houses, restaurants and takeaways. 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 composite part obscure double glazed entrance door leads to the entrance hallway with access to loft and a multi glazed door leads to the lounge with window with outlook to front. The dining room has a door to kitchen and arch to sun lounge with tiled flooring, windows to side and front and French doors to rear. Off the inner hallway is a utility/boiler room with wall mounted gas boiler, plumbing for washing machine and window. The kitchen/breakfast room is dual-aspect with a window enjoying pleasant outlook to the rear garden, wood framed double glazed window to side with Velux over. The kitchen is fitted with a range of pine fronted base units with rolled edge work surfaces, tiled splashback, single drainer sink unit and space for appliances. A door and small inner hallway lead to the master bedroom with glazed French doors to garden and an en-suite shower room comprising shower cubicle, low-level WC, vanity wash basin, heated towel rail, tiled walls and Velux window. Bedroom two has a window to side and an en-suite shower room with shower cubicle, low-level WC, pedestal wash basin, heated towel rail and skylight. Bedroom three has a window to front and bedroom four has a window to side. The bathroom has a modern suite comprising tiled panelled bath with

shower over, low-level WC, wash basin, tiled walls, heated towel rail and Velux window.

Gardens & Parking:

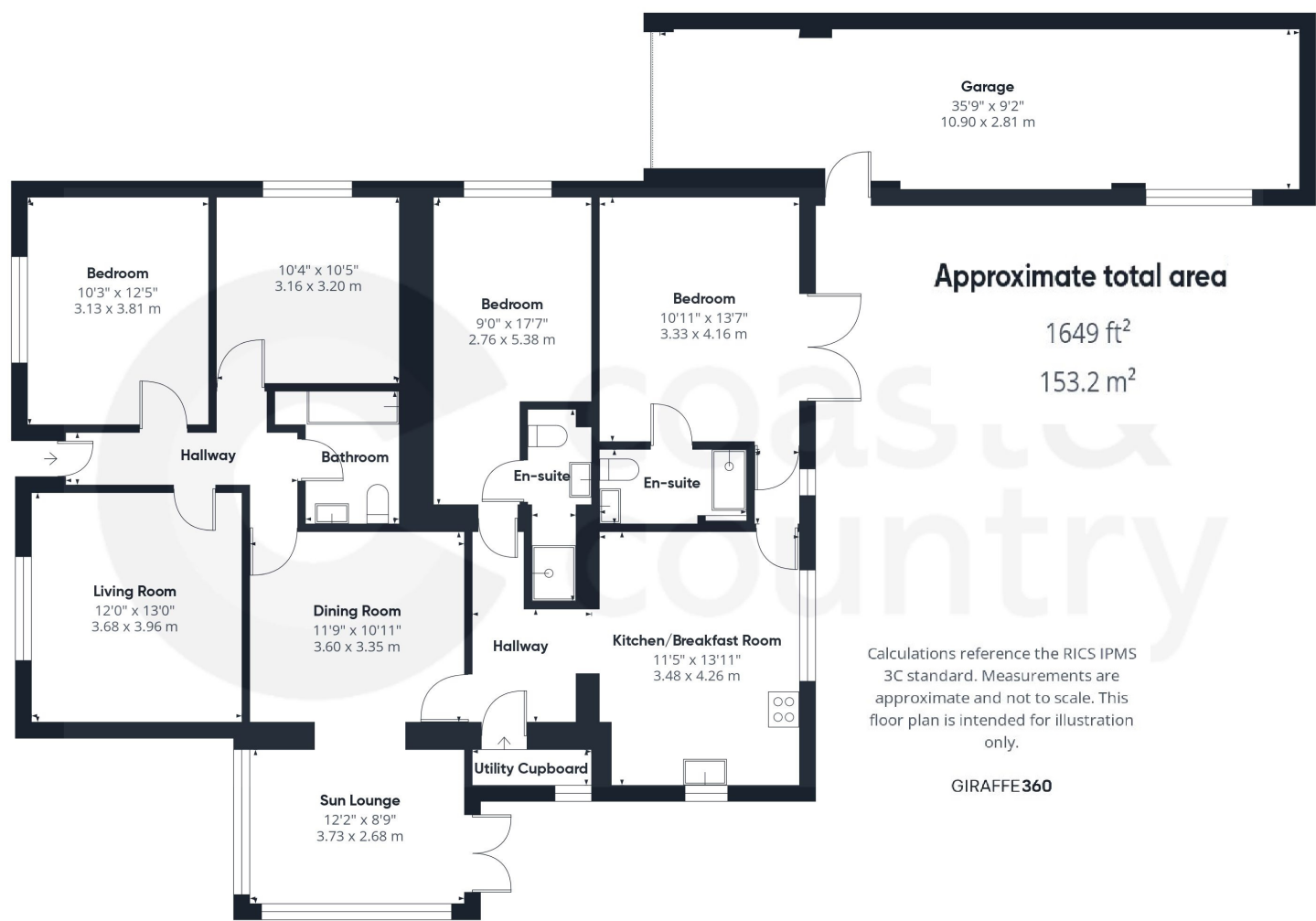
Outside to the front there is a gate and path leading to the front door with lawn and established shrubs, double width driveway providing off-road parking for several cars leading into a single driveway to a large tandem sized detached garage with up and over door and courtesy door to garden. The rear garden is of a generous size with large paved patio, retaining wall and steps leading to a large lawn with apple tree and hedging to rear boundary.

Directions:

From the Penn Inn roundabout in Newton Abbot take the A380 towards Exeter. Leave at the second exit for Kingsteignton. Turn left at the junction and at the roundabout take the second exit and Hele Road is the first turning on the left.



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Agents Notes:

Council Tax: Currently Band C

Tenure: Freehold

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

The vendor informs us that the trees have TPOs on them, and that they have been regularly maintained.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 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.