



Kingsteignton

3x  1x 

ENERGY
RATING
D67

- Video Walk-through Available
- No Upward Chain
- Detached Bungalow
- 3 Bedrooms
- Lounge with Feature Fireplace

- Kitchen with Integrated Appliances
- Sun-Lounge/Utility Room
- Driveway & Garage
- Front & Rear Gardens
- Cul-De-Sac Location

Guide Price:
£350,000
FREEHOLD

21 Templers Way, Kingsteignton, Newton Abbot, TQ12 3NX



1000s of homes sold in Teignbridge

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

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An older style, extended detached bungalow situated at the end of a popular and level cul-de-sac within Kingsteignton. The spacious, versatile and well-maintained accommodation is currently arranged as three bedrooms, lounge, dining room, kitchen, sun lounge/utility and shower room. Gas central heating and uPVC double glazing are installed. The bungalow boasts lovely level gardens, garage and ample driveway parking. Internal viewings are recommended to appreciate the location and accommodation on offer.

Templers Way is a level and highly sought-after cul-de-sac in the heart of Kingsteignton. The property is convenient for local shops, primary and secondary schools and other amenities. For the commuter the property is also convenient for the A380 dual carriageway linking Torbay and Exeter (M5 beyond). The mainline railway station at Newton Abbot is approximately 2 miles away.

The Accommodation:

A uPVC part double-glazed door leads to the entrance porch with a uPVC double-glazed window and uPVC obscure double-glazed door with side panel to the entrance hallway which has access to the loft. The lounge has a feature stone fireplace with inset gas living-flame, coal effect fire and a large uPVC double-glazed window overlooking the front garden. There is a separate dining room which is dual aspect with a uPVC double-glazed window to the side, uPVC double glazed French doors to the garden and glazed double doors opening to the kitchen. The kitchen is fitted with a range of wall and base units with rolled-edge work surfaces and tiled splashback, inset single drainer sink unit, built-in double oven with space for microwave above, integrated fridge, freezer and dishwasher, matching dresser, wall mounted gas boiler, tiled flooring, uPVC double-glazed window to the side and glazed double doors opening to sun lounge/utility room. Sun lounge/utility contains plumbing for a washing machine with cupboards above and to the side, uPVC double-glazed windows and sliding patio doors to the rear garden and further uPVC obscure double-glazed door to side. Bedroom one has a uPVC double-glazed window to side and a range of fitted wardrobes. Bedroom two has a uPVC double-glazed window to side and a built-in

cupboard. Bedroom three has a uPVC double-glazed window to the side and the shower room has a suite comprising shower cubicle, low-level WC, pedestal wash basin, tiled walls, heated towel rail and uPVC obscure double-glazed window.

Parking:

Outside to the front there are double gates and long driveway providing off-road parking leading to a detached single garage with metal up and over door, power and light.

Gardens:

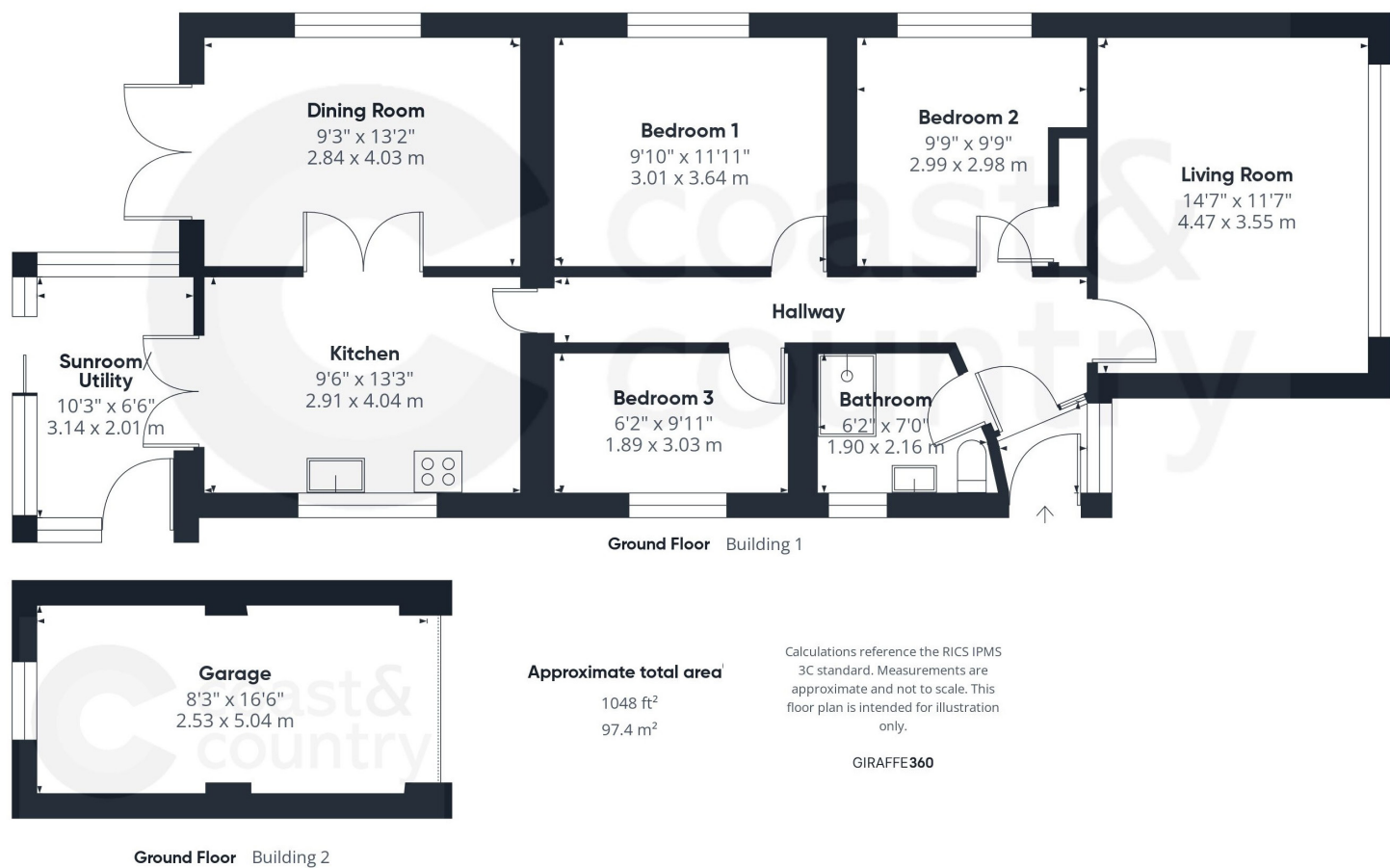
The front garden is laid to lawn with feature raised stone flower beds and paved patio. The rear garden is enclosed and level predominantly laid to lawn with paved patio and a selection of trees and shrubs.

Directions:

Heading from Newton Abbot into Kingsteignton, passing the Tesco Express on the left. At the Oakford Roundabout take the first exit and then continue straight ahead into Gestridge Road B3195. Take the 7th turning on the left into Clifford Avenue. Take the 1st left into Templer's Way.



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Agents Notes:

Council Tax: Currently Band D

Tenure: Freehold

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

The sale of this property is subject to a grant of probate.

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	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.