



Kingsteignton

2x  1x 

ENERGY
RATING
TBC

- Video Walk-through Available
- Superb Detached Bungalow
- 2 Double Bedrooms
- Lounge/Diner with Feature Wall
- Modern Kitchen & Breakfast Bar

- Contemporary Shower Room
- Front & Rear Gardens
- Garage & Outbuilding
- Off-Road Parking
- Cul-de-sac Location

Guide Price:
£350,000
FREEHOLD

11 Fairwater Close, Kingsteignton, Newton Abbot, TQ12 3DB



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Superb 2-bedroom bungalow with level garden, garage and off-road parking situated in a cul-de-sac location.

A superbly presented two-bedroom detached bungalow situated in the cul-de-sac of Fairwater Close in Kingsteignton. The property has off-road parking, a level rear garden and a single garage along with further outside storage, the property is conveniently located for the local shops and bus routes.

The Accommodation:

Entering the property through the newly installed composite front door you are welcomed by the entrance porch, the perfect place for shoes and to hang coats, this space does have a radiator. From the porch you have an internal door leading into the lounge/diner. The current owners removed the chimney breast allowing a greater amount of space in this room and have replaced all the flooring with a click-in vinyl floor which is easy to clean and maintain. The room is finished with neutral colours and has a panelled feature wall. From the lounge is the second bedroom is a squared double with a large window and enjoys views to the front garden. To the back of the lounge/diner is a hallway which leads to the remaining rooms. The current owners have relocated the kitchen to the rear of the property, and it enjoys French doors leading to the rear garden. The kitchen has recently been fitted and enjoys excellent worktop space and storage along with fitted oven, hob and fridge/freezer. The current owners have installed a breakfast bar area to one side of the kitchen. Next to the kitchen is the modern shower room which again has recently been fitted and enjoys a walk-in shower, toilet and basin and has a feature panelled wall down one-side. Last of the internal rooms is the main bedroom which is a good-sized double with fitted wardrobes occupying an entire wall. The bedroom enjoys views across the rear garden.

Parking:

At the front of the property there is the driveway with off-road parking which leads to the single garage.

Gardens:

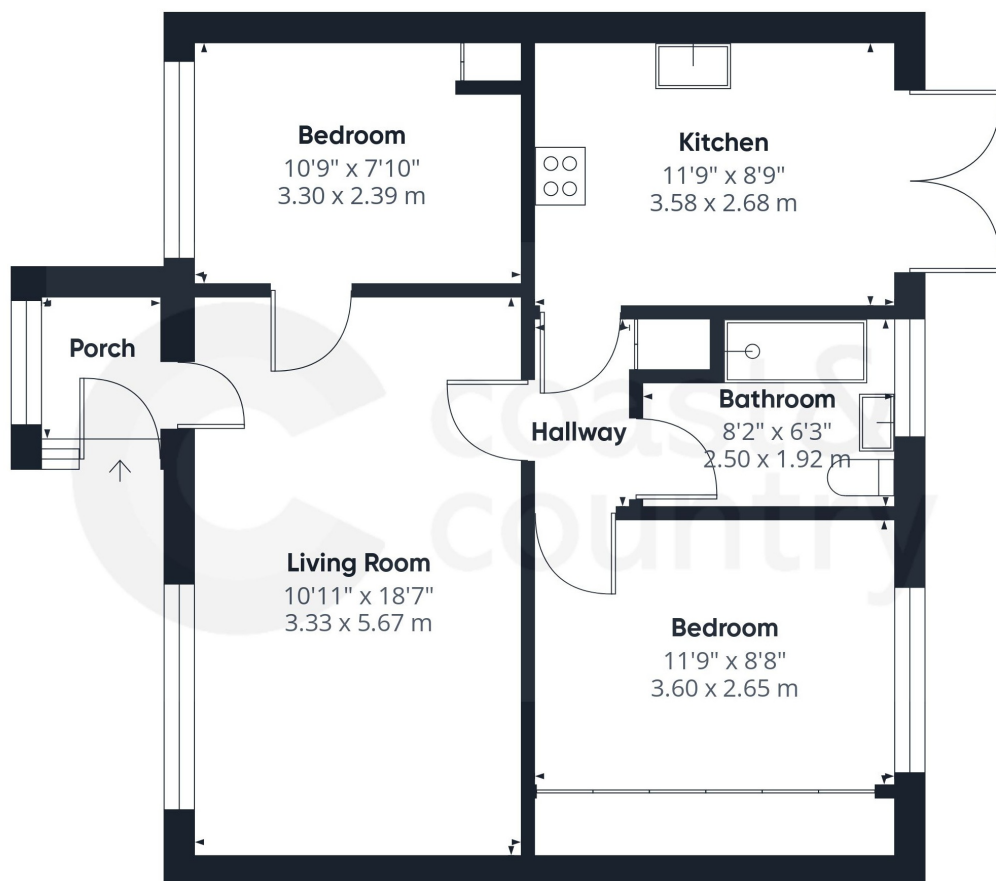
At the front there is a path leading to the front porch and the lawn has recently been installed with new low fencing surrounding the borders. The property has side access on both sides of the property. The rear garden enjoys a patio off the French doors from the kitchen across the back of the property and has an undercover seating area. The garden has been laid mostly to lawn with a few mature plants to the rear, all the fencing has also recently been replaced. To one-side the vendor has built a large workshop shed complete with lighting and power.

Directions:

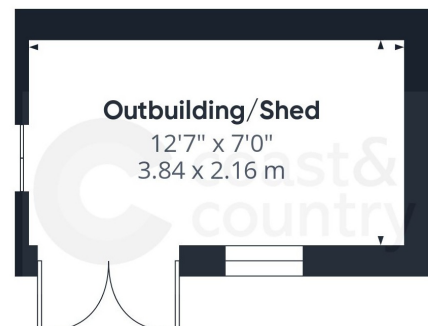
From Newton Abbot Penn Inn roundabout take A380 Exeter bound. Take the first exit left for Kingsteignton. At the roundabout take the first exit left for Kingsteignton A383. At the mini roundabout continue straight ahead. At the next roundabout continue straight ahead (2nd exit) into Vicarage Hill. Take the first right into Tarrs Avenue. Take the third right into Elm Drive and then the first left into Fairwater Close, the property can be found on the righthand side.



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Ground Floor Building 1



Ground Floor Building 2

Approximate total area

708 ft²

65.8 m²

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Agents Notes:

Council Tax: Currently Band C

Tenure: Freehold

EPC: TBC

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

Energy Performance Certificate:

The EPC for this property has been ordered and will be added as soon as it is available.

Floor Plans - For Illustrative Purposes Only

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 ± 0.1 m. 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.