



Kingsteignton

4x  1x 

ENERGY RATING C69

- Video Walk-through Available
- Spacious Detached Dormer Bungalow
- 4/5 Bedrooms
- 2/3 Reception Rooms
- Modern Wet Room
- Kitchen/Breakfast Room
- Level Rear Garden with Outbuilding
- Ample Off Road Parking
- Conveniently Situated
- Versatile Accommodation

Guide Price:
£425,000
FREEHOLD

127 Exeter Road, Kingsteignton, Newton Abbot, TQ12 3NA - Draft



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A well designed four-bedroom detached dormer bungalow situated on Exeter Road in the popular Kingsteignton area. With a gated entrance and an abundance of parking, good sized level rear garden which is very private, two reception rooms plus four good-sized bedrooms, this property ticks a lot of boxes for a lot of buyers so we encourage an early viewing!

The Accommodation:

Entering through the front door into a beautiful entrance hallway with modern grey carpets and light décor, the high ceilings with skylight sets the tone for the property. From this hallway is the staircase to the upstairs, access to the second reception room which could be used for either a playroom, second lounge or a large study. The kitchen has direct access from the entrance hall and enjoys the same high ceilings and skylights as the hallway, the kitchen also has a great amount of storage and worktop space with direct access into the lounge, dining room and rear garden. The dining area flows from the kitchen at a right angle and enjoys direct views across the garden. This space with beautiful parquet flooring is an excellent size and will fit a good-sized table plus providing additional space for further furniture. The lounge is the centre of the downstairs, a squared room with to both the kitchen and the rear hallway and is centred on the built-in log burner. Also on the downstairs are two excellent size double bedrooms, one facing the front the other the rear and both have ample space for large bedroom furniture, fully carpeted and square in shape to allow versatility in lay-out.

Upstairs there is a central landing with access to two further excellent size double bedrooms both fully carpeted, one with central window the other with Velux window.

Outside:

There is mature hedging to the front which makes the front very private. The rear garden is very sunny with a southwest facing garden and is mostly laid to lawn with a raised decking area on the righthand side. In the back corner is space for a summer house and next to this is a large outbuilding with power and is an excellent size for storage and could be used as a workshop if a buyer required such. The property also has side access via a lean-to shed.

Parking:

The property is set back from the road with its own private gated entrance, the front space has been gravelled and provides parking for multiple vehicles.

Directions:

From the Penn Inn Roundabout leaving Newton Abbot take the first exit onto the A380 towards Exeter. Take the second exit turning left onto the B3195. At the roundabout take the second exit onto Exeter Road (Still B3195) the property can be found approx. 100 yards on the righthand side.



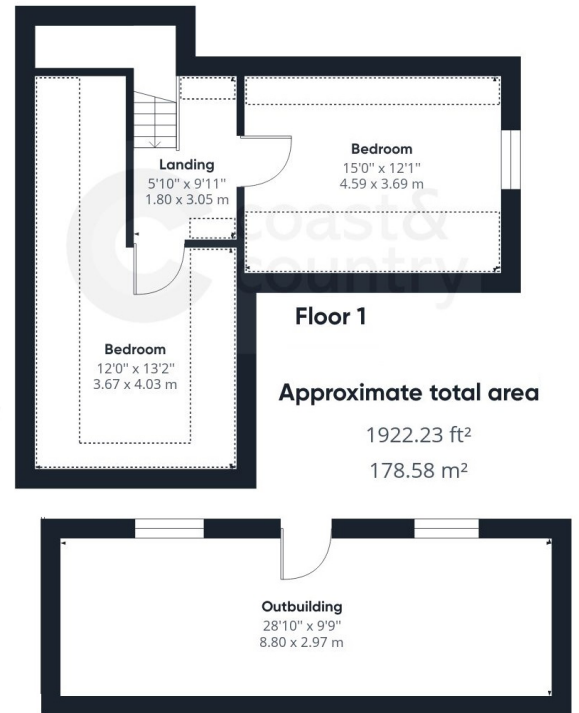
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Ground Floor

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Agents Notes:

Council Tax: Currently Band E

Tenure: Freehold

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		81 B
69-80	C	69 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.