



WOODS
DISTINCTIVE HOMES



**8 Coombesend Road
Kingsteignton
Newton Abbot
TQ12 3DT**

£650,000

**A WELL-PRESENTED
SPACIOUS BUNGALOW
PROVIDING EXTENSIVE
ACCOMMODATION WITH
EXCELLENT PARKING,
GARAGE AND GARDENS**

A Spacious Extended Detached Bungalow

Grounds Extending to 0.25 Acres

Open Plan Kitchen/Breakfast/Family Room

Two Reception Rooms

Four Bedrooms

En-suite Shower Room

Family Bathroom

Excellent Parking and Garage

Good Size Gardens

Viewing Highly Recommended

EPC Rating: C



A superb extended detached four-bedroom bungalow providing extensive versatile accommodation on a good size plot extending to approximately 0.25 acres with excellent parking for a number of vehicles, a larger than average garage and attractive good size gardens which wrap around the property.

The property is well-presented and has been refurbished and extended to a good standard by the current owners to provide modern, spacious, flexible living accommodation on one level.

On entering the property, you are greeted by a spacious entrance hall, with oak doors throughout, leading to the principal rooms. The property benefits from gas central heating and UPVC double glazed windows.

A particular feature is the impressive large open plan L-shaped modern kitchen/Dining/family room, which forms the heart of the home and is a great space for families and entertaining. There are large double glazed windows, sliding patio doors and a skylight providing an abundance of natural light.

In addition to this, there are two separate well-presented reception rooms/bedroom five both being a good size and having large bay windows with partial views across the roof tops to the fields beyond and feature working fireplaces providing a lovely cosy relaxing space.

There are four bedrooms which are all well-proportioned double rooms with bedroom one having an en-suite shower room with a double shower cubicle.

The family bathroom is contemporary with a four-piece suite including a corner shower cubicle and panelled bath.

There is a separate utility room with space and plumbing for a washing machine and tumble dryer. Two built-in storage cupboards provide extra storage and can be found in the entrance hall.





Outside, the property is set back from the road and accessed via a five-bar gate leading to an extensive block paved driveway which in turn provides access to the garage which has an up and over door, eaves storage, cold water tap, power and light.

To the side of the property there is a gravelled area and a lawn with a wrought iron gate providing access to the good size rear garden.

The rear garden is secure and private being principally laid to lawn with a good size composite decked terrace ideal for alfresco dining. There is large patio with gravelled areas, raised vegetable and flowerbeds, pergola, storage shed, outside tap and lighting. The grounds are bordered by mature and established bushes providing a good degree of privacy.

Situated in a tucked away position, on a good size plot along a no through road this property must be viewed to fully appreciate the superb decor throughout. Kingsteignton is a small town found on the edge of Newton Abbot with a good range of local amenities including parks, cafés, pubs, leisure facilities, doctors, dentist, primary and secondary schools and within easy reach of the A380 and the A38 beyond.

The market town of Newton Abbot is only a short drive away with a wider range of amenities and facilities including the bus station and mainline railway station. The coastal town of Teignmouth is also within close proximity with its lovely beaches.

Council Tax Band E for the period 01/04/2022 to 31/03/2023 financial year is £2,617.89.



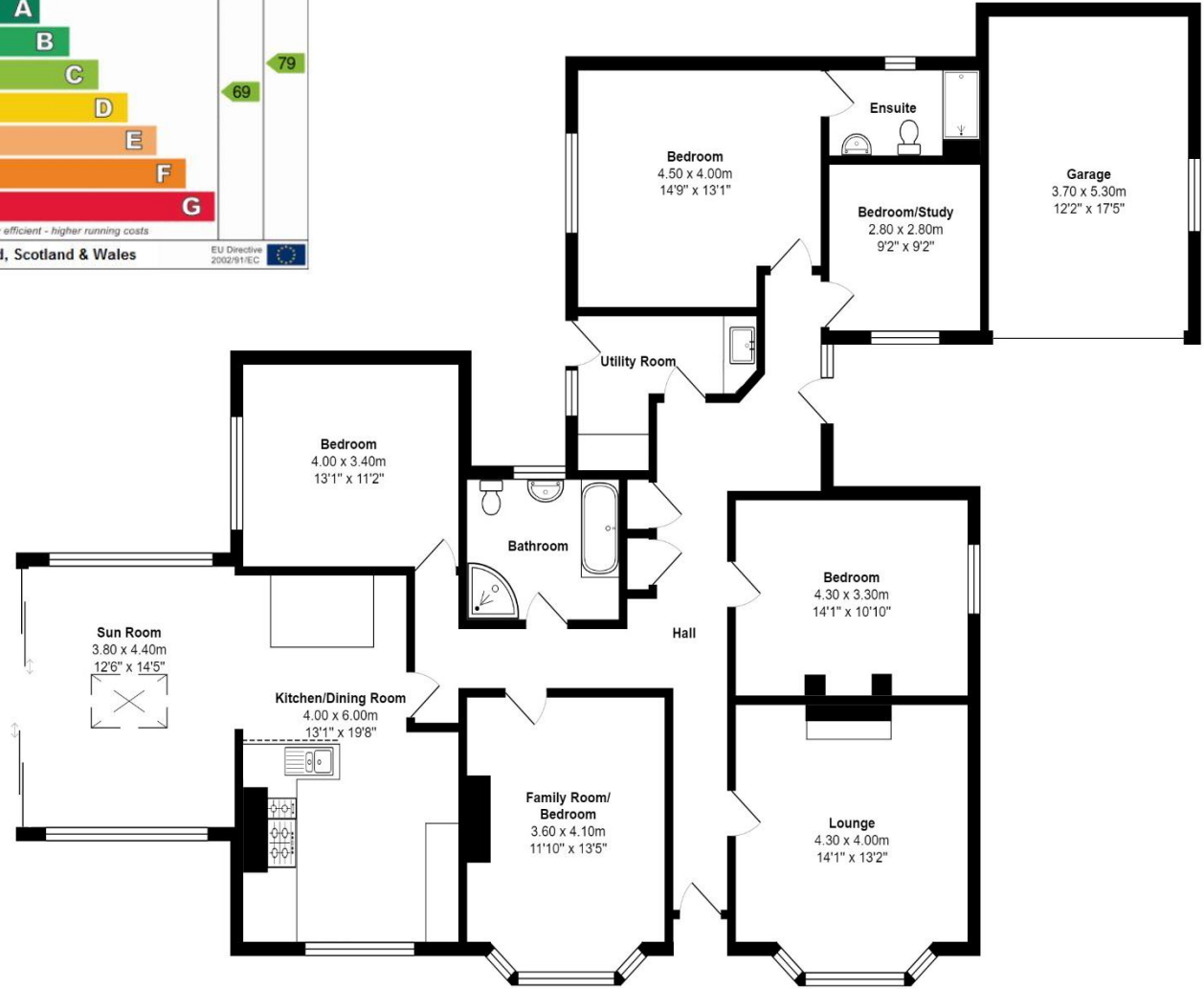
Woods Estate Agents
2 Newton Road, Kingsteignton, Newton Abbot, TQ12 3AJ
01626 364900
kingsteignton@woodshomes.co.uk
www.woodshomes.co.uk







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



8 Coombesend Road, Kingsteignton
 Total Area: 175.8 m² ... 1892 ft² (excluding garage)



All measurements are approximate and for display purposes only

Notice These details have been provided as a general guide and we have not carried out a detailed survey nor tested the services, appliances, or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property and certainly before travelling any distance to view. These particulars do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in our employment has the authority to make or give any representation or warranty in respect of the property. Any floor plans are for illustrative purposes and all measurements, sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and provided to give you a general impression of the layout of the accommodation.
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