



Ref: L723148  
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Church Street, Kingsteignton  
£415,000 Freehold  
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- ✓ Detached House
- ✓ Fitted Kitchen/Diner and Utility Room
- ✓ Bathroom and Shower Room
- ✓ Three Further Bedrooms
- ✓ Master Bedroom En Suite
- ✓ Good Sized Lounge with Wood burner
- ✓ Low Maintenance Rear Garden
- ✓ Second Reception or Ground Floor Bedroom
- ✓ Two Garages & Driveway Parking
- ✓ EPC Rating D



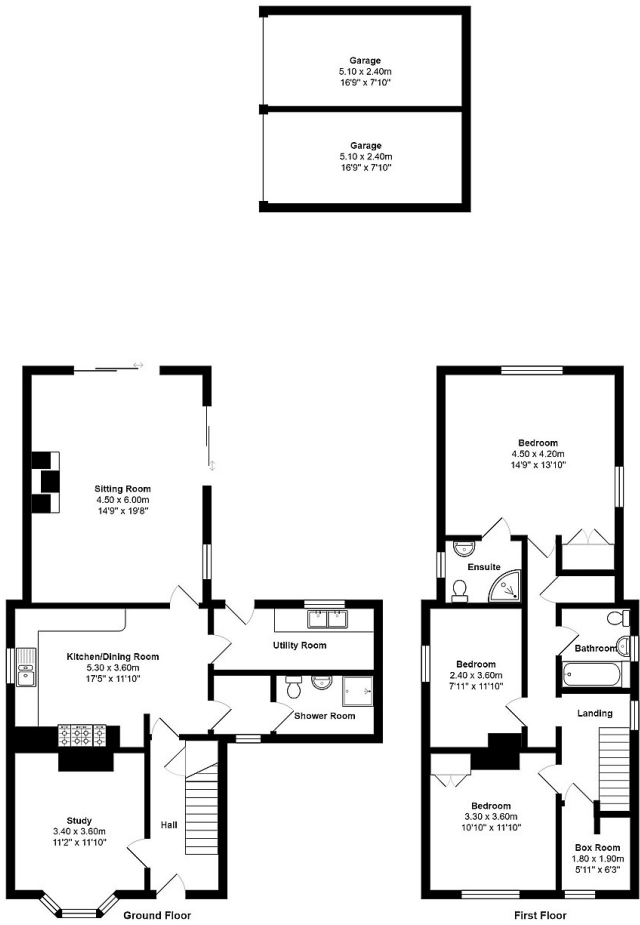
Located in the heart of Kingsteignton within a short walking distance of the local shops, schools and amenities is this delightful spacious 1930's detached house with four bedrooms and the original fire places. The accommodation comprises of a kitchen/diner, utility room, spacious lounge, second reception room, downstairs shower room, master bedroom en suite, three further bedrooms and a family bathroom. There is an enclosed garden, driveway parking and two garages adjacent to the property.

A wooden front door leads into the hallway with stairs rising to the first floor landing, a radiator and an under stairs storage cupboard. A door takes you into the second reception room which has a front aspect double glazed window, a feature fireplace and a radiator. This room could also be used as a bedroom and would be ideal for an elderly relative as there is also a shower room on the ground floor.

The good size fitted kitchen has base and wall units with drawers, worktop surfaces and a one and a half bowl sink unit. There are spaces for an American style fridge freezer, a dishwasher, and a double range cooker. There is a fitted extractor fan, tiled surrounds and a double glazed window above the sink unit. Doors take you into the utility room, the lounge and an inner lobby which in turn takes you into the ground floor shower room.



Our View "A lovely spacious family home"



1 Church Street, Kingsteignton  
Total Area: 148.7 m<sup>2</sup> ... 1601 ft<sup>2</sup> (excluding garage)  
All measurements are approximate and for display purposes only



**Notice** These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property. References to the Tenure of the property are based on information supplied by the Sellers so Buyers should obtain verification from their Solicitor.

The utility room has base and wall units with drawers, worktop surfaces and two stainless steel sink units.

The shower room has a fully tiled shower cubicle with a wall mounted shower unit, a pedestal wash hand basin and a low flush WC. There are part tiled walls and a heated towel rail. The superb lounge is a good size and features an inset fireplace with a wooden over mantle also incorporating a wood burner. A lovely light room with two sets of double glazed sliding patio doors and a side aspect double glazed window.

The first floor landing has an airing cupboard and a radiator.

The spacious master bedroom en suite has a range of built in bedroom furniture to include two double wardrobes, over head storage cupboards, a bedside cabinet and bed side lights. There are double aspect double glazed windows one to the side and one to the rear and a radiator.

The en suite has a corner shower cubicle with wall mounted chrome shower with a large showerhead, pedestal wash hand basin and a low flush WC. There is a side aspect window and a heated towel rail. Bedroom two has a feature fireplace, a window to the side aspect and a radiator. Bedroom three also has a feature fireplace, a built in double wardrobe with overhead storage cupboards, a front aspect double glazed window and a radiator.

Bedroom four is a single bedroom and would make an ideal office for those working from home, it has a front aspect double glazed window, a radiator and a built in cupboard with shelving.

Outside; Accessed either from the sliding doors in the lounge or a door from the utility room is the enclosed rear garden which is laid to coloured paving slabs for ease of maintenance.

A raised flower border beneath the stone wall is planted with small plants and a small shrub. Steps lead up to a wooden gate and to the parking area and garages.

There are two garages with this property and they both have up and over doors, power and light. The other two garages belong to a neighbouring property at the rear that only have the right of way to their garages the rest of the parking belongs to number 1 Church Street.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		