

For Sale : £309,950

Abbotswood Kingsteignton



A modern 4 Bedroom Detached property situated in a popular residential area within a cul-de-sac in the town of Kingsteignton. Local amenities including Primary Schools and a Secondary School, local shops, Doctors surgery and general amenities are all located nearby. The accommodation briefly comprises Lounge, a lovely open plan Kitchen/Dining Room which also opens through to a Conservatory, Utility Room, Cloakroom, 4 Bedrooms, Master having an En Suite Shower Room and a Family Bathroom. There is a Garage, front and rear gardens, gas central heating and uPVC double glazing. An internal viewing is highly recommended. No onward chain.

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uPVC DOUBLE GLAZED CANOPY PORCH:-

With side screen windows. External lighting. Obscure double glazed front door leading into:-

ENTRANCE HALL:-

Walnut veneer flooring. Stairs rising to First Floor. Radiator with decorative cover. Coved ceiling. Smoke detector. Understairs storage cupboard.

LOUNGE:- 16'5" by 10'5" (5m 0cm x 3m 18cm)

uPVC double glazed window to front aspect. Radiator. Feature stone fireplace. TV point. Coved ceiling. Double doors leading into:-

KITCHEN/DINING ROOM:- 21'5" by 10'4" (6m 53cm x 3m 15cm)

Kitchen is fitted with an excellent range of modern built in Kitchen units comprising base cupboards with matching drawers and wood block work surfaces over. Circular inset stainless steel double bowl unit with chrome mixer tap and spray attachment over. Matching wall mounted cupboards with under cupboard light spot lighting. Built in Siemens electric oven and inset 4 ring gas hob unit. Gorenje extractor hood with inset spotlights. Extended breakfast bar area. Raised inset Neff microwave. Walnut veneer flooring.

Dining area has space for large table and chairs. Inset ceiling spotlights. Wall light point. Coved ceiling. Walnut veneer flooring. Walk through to:-

CONSERVATORY:- 10'7" by 9'0" (3m 23cm x 2m 74cm)

Surrounding uPVC double glazed windows. uPVC double glazed pitched roof. French doors leading onto the rear garden. Walnut veneer flooring.

UTILITY ROOM:- 6'4" by 5'10" (1m 93cm x 1m 78cm)

Built in base cupboards. Plumbing for washing machine. Space for large fridge freezer. Matching wall mounted cupboard. Inset ceiling spotlights. Extractor fan. Half double glazed door leading onto the side of the property.

CLOAKROOM:-

Low level WC. Circular wash hand basin with chrome mixer tap. Half wall tiling. Inset ceiling spotlights. uPVC obscure double glazed window to side aspect. Coved ceiling.

FIRST FLOOR ACCOMMODATION - LANDING:-

Access to loft with fitted loft ladder. Airing cupboard housing hot water tank and slatted shelving.

BEDROOM 1:- 15'6" by 11'1" (4m 72cm x 3m 38cm)

uPVC double glazed window to front aspect and enjoying an open outlook over Newton Abbot in the distance. Built in wardrobe with hanging rail and fitted shelving over and further single wardrobe. Radiator. Door to:-

EN SUITE SHOWER ROOM:-

Tiled shower cubicle with large shower head and detachable shower head. Vanity unit with inset wash hand basin and cupboards under. Low level WC. Underfloor heating. uPVC obscure double glazed window to front aspect. Heated towel rail. Inset ceiling spotlights.

BEDROOM 2:- 14'1" maximum measurement 8'3" (4m 29cm x 2m 51cm)

uPVC double glazed window to front aspect. Radiator. Built in wardrobe with hanging rail and fitted shelving over. Coved and artexed ceiling.

BEDROOM 3:- 11'3" by 7'6" (3m 43cm x 2m 29cm)

uPVC double glazed window overlooking the rear garden. Radiator. Coved and artexed ceiling.

BEDROOM 4:- 11'2" by 8'2" (3m 40cm x 2m 49cm)

uPVC double glazed window overlooking the rear garden. Built in wardrobe with hanging rail and fitted shelving over. Radiator. Coved and artexed ceiling.

BATHROOM:-

Fitted with a 3 piece suite comprising bath with fitted Mira shower unit over. Circular pedestal wash hand basin. Low level WC. Half wall tiling. Wall mounted chrome heated towel rail. Coved and artexed ceiling. Ceramic tiled flooring.

OUTSIDE:-

To the front of the property is a tarmac driveway leading to the Garage with up and over door, light and power. To the side of the driveway there is a tarmac pathway leading to the front door with uPVC covered entrance canopy. The front garden is mainly laid to lawn with raised flower bed. From the front of the property a paved pathway gives access along the side of the property to a timber gate opening through to the rear garden. The rear garden comprises a paved patio area beyond which there are a few steps leading up to a further paved and laid to lawn garden, beyond which there is a timber decked area ideal for outside dining etc. The garden is enclosed by panelled fencing. Outside water tap.

DIRECTIONS:-

From our Newton Abbot office continue on the Newton Road passing Tesco on your left hand side. Continue for some distance and at the next roundabout take the 2nd exit onto Greenhill Way. Continue on this road for some distance and upon reaching the next mini roundabout take the second exit onto Vicarage Hill. Continue up the hill, turning left at the next mini roundabout onto Longford Lane. Continue forward and at the next mini roundabout take the 3rd exit onto Humber Lane. Continue up Humber Lane for some distance turning left into Abbotswood.

DISCLAIMER:-

These particulars have been prepared with care and every endeavour has been made to describe the property fairly and accurately although this cannot be guaranteed. They do not constitute part or all of an offer or contract. The measurements are supplied for guidance purposes only and prospective purchasers are advised to double check them before incurring any expense which is reliant upon their accuracy. We have not tested any apparatus, equipment, fixtures, fittings or services and purchasers must satisfy themselves as to their working condition. Further the Agents have not sought to verify legal title of the property and purchasers must obtain the relevant information from their Solicitors. Under the Money Laundering Regulations purchasers will at a later stage be asked to provide identification documents. In order to make sure there is no delay in agreeing a sale, we would ask for cooperation.

Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		80	
(55-68) D	61		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

	Current	Potential	
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C		78	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

