



Kingsteignton

- Executive Detached Family Home
- 4 Bedrooms (master en suite)
- 2 Reception Rooms & Study
- Modern Kitchen & Utility

- Double Glazing & Gas Central Heating
- Landscaped Gardens On Corner Plot
- Garage & Off Road Parking
- Viewing Very Highly Recommended

Asking Price:
£365,000
 Freehold

48 Abbotswood, Kingsteignton, TQ12 3AB- Draft

This is a fantastic opportunity to acquire a spacious executive style detached family home which has been extended and is situated in a tucked away cul-de-sac location within the popular town of Kingsteignton.

Kingsteignton offers a wide range of amenities to include; various shops, retail parks, primary and secondary schools, racecourse and commuter links. The A380 to Exeter and Torbay is only a short distance and the adjacent market town of Newton Abbot also provides a wide range of amenities, a hospital and mainline railway station.

The Accommodation

The versatile double glazed and gas centrally heated accommodation is accessed on the ground floor via a part glazed entrance door opening to the hallway with deep sill box bay window and cloakroom / w.c off. The triple aspect lounge has a feature fireplace and there is also a separate dining room. The kitchen / breakfast room is comprehensively fitted with a range of modern units and there is a door leading to the garden. Also on the ground floor there is a utility room and a study. On the first floor there are four double bedrooms and a family bathroom. The master bedroom is double aspect and boasts a dressing area and a luxury bathroom with separate shower unit and corner jacuzzi bath.

Ground Floor

Hallway	19' 8" (6m) x 13' 1" (4m)
W.C	4' 9" (1.45m) x 3' 1" (0.95m)
Lounge	17' 1" (5.2m) x 14' 9" (4.5m)
Dining Room	12' 2" (3.7m) x 11' 2" (3.4m)
Kitchen	16' 5" (5m) x 11' 2" (3.4m)
Utility	12' 8" (3.85m) x 8' 8" (2.65m)
Study	10' 0" (3.05m) x 9' 2" (2.8m)

First Floor

Landing	10' 0" (3.05m) x 7' 7" (2.3m)
Bedroom 1	16' 5" (5m) x 13' 1" (4m)
Dressing Area	16' 5" (5m) x 7' 9" (2.35m)
En Suite Bathroom	12' 2" (3.7m) x 6' 3" (1.9m)
Bedroom 2	12' 8" (3.85m) x 9' 8" (2.95m)
Bedroom 3	9' 4" (2.85m) x 7' 3" (2.2m)
Bedroom 4	9' 8" (2.95m) x 7' 3" (2.2m)
Bathroom	5' 7" (1.7m) x 4' 8" (1.42m)

Gardens

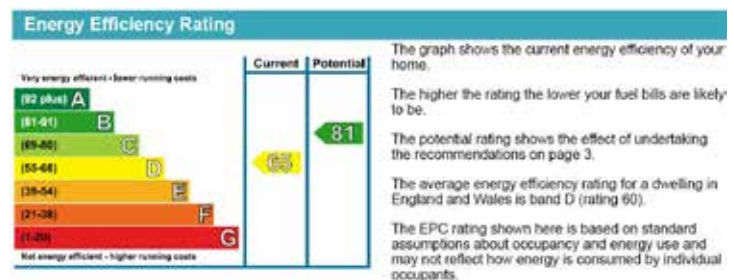
The property occupies a corner plot with the main gardens to the side and rear. A paved patio adjoins the rear of the house and a feature stone retaining wall edges a raised lawn leading to an attractive summerhouse.

Parking

Single garage.

Off road parking for several cars.

ENERGY PERFORMANCE RATING



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

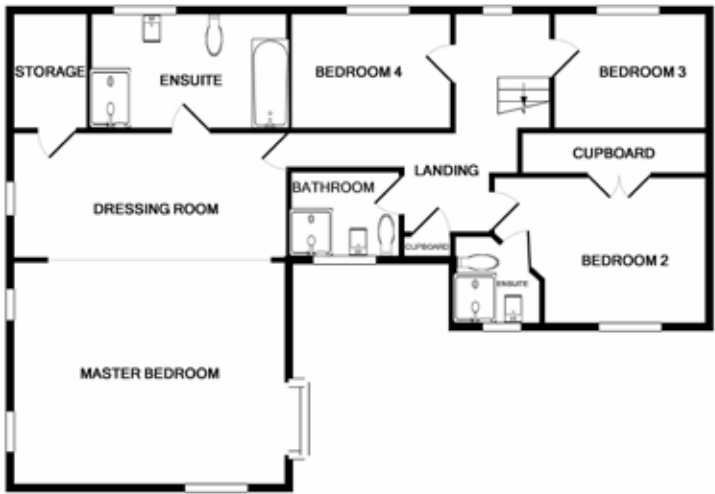


FLOOR PLANS

For Illustrative Purposes Only



GROUND FLOOR
APPROX. FLOOR
AREA 873 SQ.FT.
(81.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 888 SQ.FT.
(82.5 SQ.M.)
TOTAL APPROX. FLOOR AREA 1761 SQ.FT. (163.6 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their reliability or effectiveness can be given.



Agents Notes

Tenure

Freehold

Services

Gas Fired Central Heating. Mains Electricity. Mains Water. Mains Drainage.

Local Authority

Teignbridge District Council

Council Tax

Currently Band D

Viewings strictly by confirmed appointment with the vendor's agent, Coast & Country.

Directions

From the Penn Inn roundabout take the A380 Exeter bound. Take the first exit left for Kingsteignton and at the roundabout take the first left A383. At the mini roundabout turn right into Longford Lane. Take the third right (mini roundabout) into Humber Lane. Turn left into Abbotswood.