



Semi Detached Home

12 Yew Tree Drive | Kingsteignton | TQ12 3SA





PROPERTY TYPE

Semi-Detached Property



SIZE

644 sq ft



LOCATION

Newton Abbot



AGE

Modern



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

...



PARKING

Off Road Parking



OUTSIDE SPACE

Garden, Patio



EPC RATING

TBC



COUNCIL TAX BAND

B



### in a nutshell...

- Two Good Sized Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen
- Bright Conservatory
- Level Rear Patio Garden
- Off Road Driveway Parking
- Popular Location In Kingsteignton
- Close To Local Amenities And Transport Links
- Ideal First Time Buy Or Investment Property



## the details...

Situated in the sought after town of Kingsteignton, this well presented semi detached home offers comfortable and practical living accommodation, making it an ideal purchase for first time buyers, small families, or investors alike. Benefiting from off road driveway parking and a private level patio garden, the property combines convenience with low maintenance outdoor space.

The ground floor comprises a welcoming living room, providing a bright and spacious area for relaxing and entertaining. To the rear, the fitted kitchen offers ample worktop and storage space, with direct access through to the conservatory, creating an additional versatile reception area overlooking the garden and perfect for dining, a home office, or sitting room.

Upstairs, the property features two good sized bedrooms, including a generous principal bedroom and a second bedroom ideal for guests, children, or home working. A family bathroom completes the first floor accommodation.

Externally, the home benefits from a level rear patio garden designed for ease of maintenance, ideal for outdoor seating, entertaining, and enjoying the warmer months. To the front, there is driveway parking providing valuable off road parking.

Conveniently located close to local amenities, schools, and transport links, this charming home offers a fantastic opportunity to enjoy modern living within the popular community of Kingsteignton.

### Approximate Gross Internal Area 644 sq ft - 60 sq m

Ground Floor Area 374 sq ft - 35 sq m

First Floor Area 270 sq ft - 25 sq m



## the location...

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Shopping

Relaxing

Travel

Schools

Please check Google maps for exact distances and travel times.

Property postcode: TQ12 3SA

## how to get there...

At Racecourse roundabout take the 2nd exit onto the A383. At Greenhill roundabout take the 2nd exit onto the A383. Turn right onto Woodmere Way. Turn right onto Maple Close. Turn right onto Yew Tree Drive where the property will be found on the left hand side.



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