



## Kingsteignton

- Virtual Tour/Online Viewings Available
- Semi-Detached House
- 2 Double Bedrooms
- Lounge, Kitchen & Bathroom
- Gas Central Heating & Double Glazing
- Off Road Parking & Garage
- Front & Rear Gardens
- Sought-After Residential Location

Asking Price:

**OIEO £245,000**

Freehold

EPC RATING: E43



# 46 Warecroft Road, Kingsteignton, TQ12 3DN

A modern two double bedroom semi-detached brick built house with garage and easy to maintain gardens in a popular residential road within the sought-after town of Kingsteignton. Gas central heating and double glazing are installed and the property will appeal to a wide range of buyers; making an ideal first purchase, family home or investment for letting.

Kingsteignton offers an extensive range of local amenities including primary and secondary schools, various shops, doctor's surgery and vets, church, various public houses, restaurants and take-aways. A wider range of amenities can be found in the neighbouring market town of Newton Abbot. For the commuter, the property is convenient for the A380 linking Torbay with Exeter and the M5 beyond.

### Accommodation:

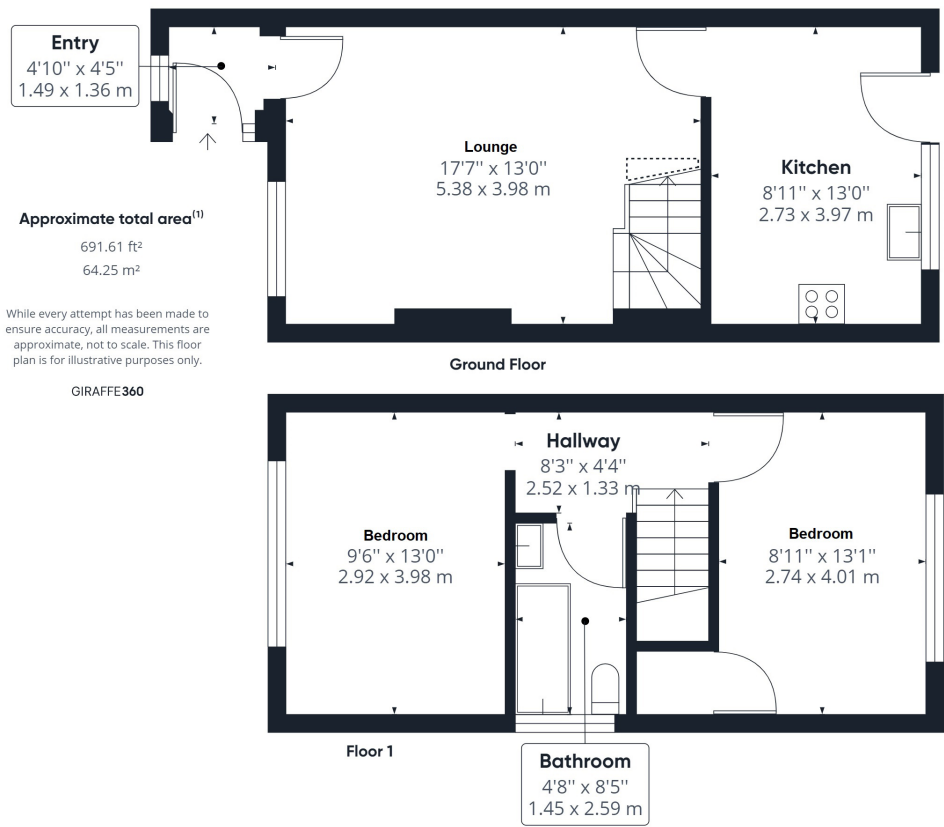
A part-obscure double glazed entrance door leads to a porch which in turn leads into the lounge with outlook to front, feature fireplace with inset gas living flame coal effect fire and stairs to first floor with cupboard under. The kitchen/dining room has a window and door to garden and is fitted with a range of wall and base units, rolled edge work surfaces and tiled splashbacks with an inset single drainer sink unit and an integrated oven and hob with spaces for fridge/freezer and washing machine. Upstairs, the landing has access to a loft and two double bedrooms with a bathroom with white coloured suite and shower over the bath.

**Parking:** Driveway leading to a detached garage with metal up and over door

**Gardens:** Outside to the front there is a small lawned garden with shrubs. The rear garden comprises a level lawn with apple tree and shrubs.

**Agents Notes:** Council Tax: Currently Band B

### Floor Plans - For Illustrative Purposes Only

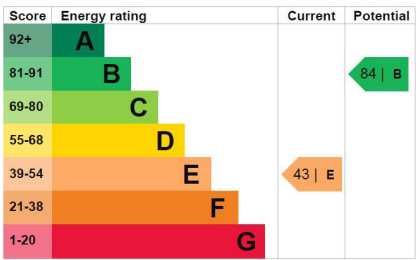


### Directions

From the Penn Inn roundabout at Newton Abbot take the A380 Exeter bound. Take the first exit for Kingsteignton. At the roundabout take the second exit right into Longford Lane. Take the second right into Warecroft Road.

### Energy Performance Certificate

Full report available on request



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. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.