



## Kingsteignton

2x  2x 

ENERGY RATING TBC

- Video Walk-through Available
- Over 60s Retirement Property
- End of Terrace House
- 2 Bedrooms
- 2 Bath/Shower Rooms
- Lounge & Conservatory
- Allocated Parking Space
- Popular Retirement Development
- Gas Central Heating & Double Glazing
- Lovely Communal Gardens

**Guide Price:**  
**OIEO £190,000**  
LEASEHOLD

20 Fairwaters Longford Lane, Kingsteignton, Newton Abbot, TQ12 3EA - Draft



## 20 Fairwaters Longford Lane, Kingsteignton, Newton Abbot, TQ12 3EA

A spacious two double bedroom end of terrace home within the impressive Fairwaters retirement development for the over 60s in Kingsteignton. The property boasts two double bedrooms, a generous lounge, conservatory, kitchen and two bath/shower rooms. Gas central heating and double glazing are installed and outside there are lovely communal gardens with a lake, seating areas and allocated parking.

Fairwaters is situated off Longford Lane within the sought-after town of Kingsteignton, itself offering an extensive range of local amenities including primary and secondary schools, various shops, doctors' surgery and vets, church, various public houses, restaurants and takeaways. 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.

### The Accommodation:

A decorative glazed entrance door leads to the entrance porch with window and obscure glazed door to the entrance hallway with stairs to first floor and cupboard under. The lounge has a feature fireplace with inset electric coal effect fire and hardwood effect door with side panels to the conservatory which is uPVC double glazed with door leading onto the communal garden. The kitchen is fitted with a range of wall and base units with rolled edge work surfaces, tiled splashback, inset single drainer sink unit, built-in oven and hob and spaces for appliance and window. Bedroom two has a window to rear and is currently used as a dining room and there is also a Jack and Jill shower room with shower cubicle, low-level WC, pedestal wash basin and obscure-glazed window.

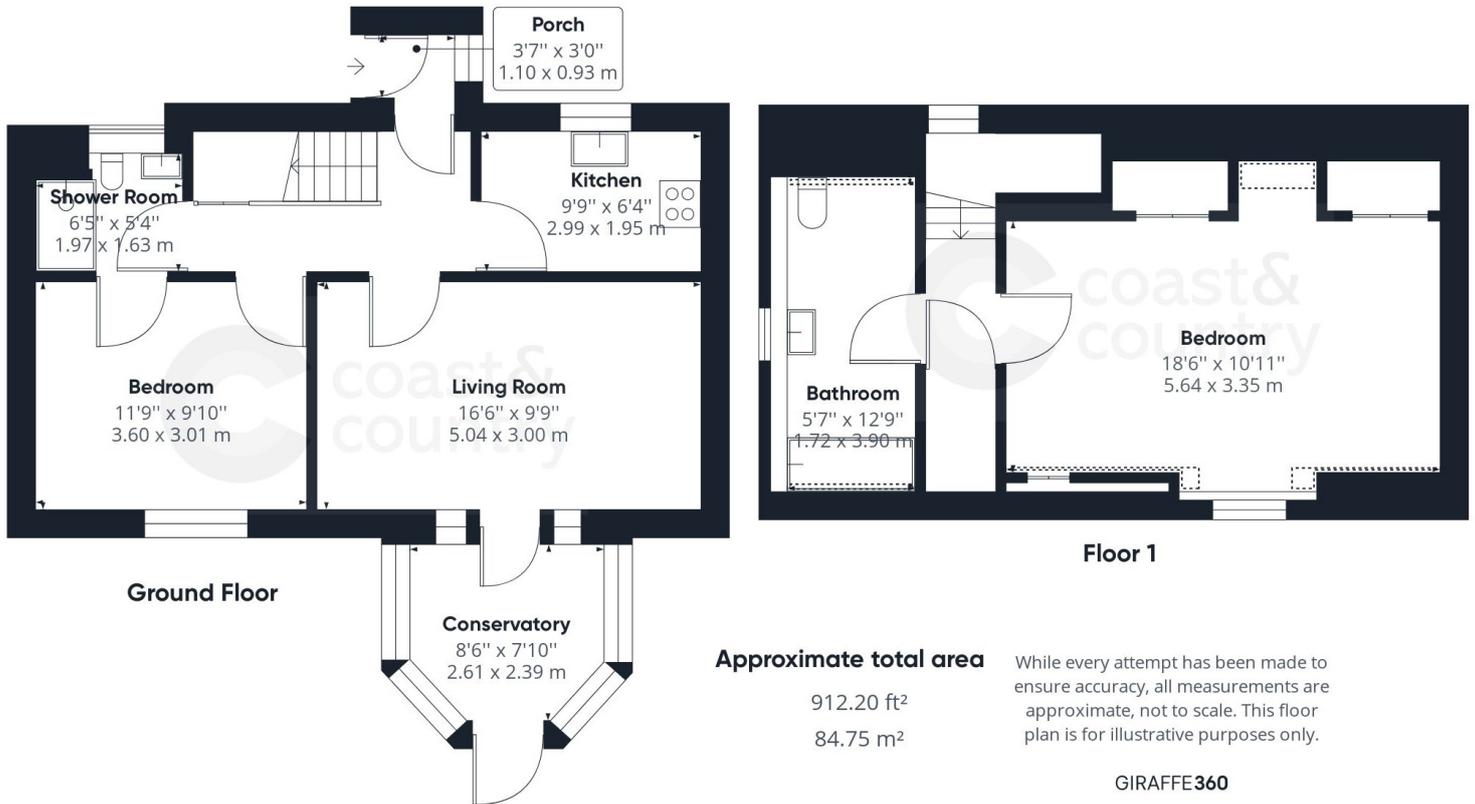
Upstairs on the first floor there is a window to front and storage cupboard housing wall mounted gas boiler. Bedroom one has a window to rear and Velux window to front, built-in storage cupboards and the bathroom has a suite comprising panelled bath, low-level WC, pedestal wash basin, obscure-glazed window and Velux window.

**Outside:** Outside there are stunning nature reserve-style communal gardens with ponds, lawns and plenty of seating areas.

**Parking:** Allocated parking space in the development car park.

**Directions:** From the Penn Inn roundabout at Newton Abbot take the A380 dual carriageway to Exeter. Take the first exit and at the roundabout exit left for Kingsteignton. At the mini roundabout take the 2nd exit (turn right) into Longford Lane. Take the 6th turning on the right into Fairwaters.





**Agents Notes:**

Council Tax: Currently Band C.

Tenure: Leasehold.

Lease: 999 years from 24/06/1991.

Age Restriction: Over 60s.

Service Charge: Currently £463 per quarter.

Ground Rent: £50 per annum.

Review Period: Annually.

Floor Plans - For Illustrative Purposes Only

**Energy Performance Certificate:**

**The EPC for this property has been ordered and will be added to the details as soon as it is available.**

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.