



Kingsteignton

4x  2x 

ENERGY RATING B84

- Video Walk-through Available
- Smart Modern Detached House
- 4 Bedrooms (1 en-suite)
- Lounge & Living/Dining/Kitchen
- Utility & Ground Floor WC
- Driveway & Single Garage
- Beautifully Presented Throughout
- Level Gardens
- Popular Kingsteignton Location
- Early Viewings Advised

Guide Price:
£490,000
FREEHOLD

1 Teal Close, Kingsteignton, Newton Abbot TQ12 3HW



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A superbly presented and spacious detached family home which is in show home condition throughout and situated within the sought-after Moorland Reach development on the outskirts of Kingsteignton and built by well-regarded developers Messrs Redrow Homes in 2019. This beautiful home enjoys a view towards Dartmoor and has been perfectly designed and the deceptively spacious accommodation boasts four good sized bedrooms, master with an en-suite shower room, a generous dual aspect lounge, a superb and extensively fitted kitchen/dining room with integrated appliances and French doors to the garden. There is also a utility room, bathroom and cloakroom/WC, Gas central heating and double glazing are installed and outside there is a detached garage, ample driveway parking and easy to maintain level gardens. Internal viewings come highly recommended to appreciate all that this stunning family home offers.

This property is located on the outskirts of Kingsteignton and is set within a popular modern Redrow Development, with easy access to both the A380 between Exeter and Torbay at the head of the Teign Estuary, as well as the A38. Kingsteignton itself has various amenities, including a new primary school, racecourse, parish church, ample shops, swimming pool, petrol stations, restaurants, eating houses and pubs. Local stores include Next, Lidl and Tesco supermarkets as well as DIY shops. The market town of Newton Abbot is a short distance away and has a much wider range of facilities and amenities, including an excellent range of shops along with super stores, leisure centre and a new hospital.

The Accommodation:

An open canopied entrance porch with part obscure-glazed composite door leads to the entrance hallway with laminate flooring, stairs to first floor with storage under and cloakroom WC with low-level WC and wash basin. The lounge is a bright and spacious dual-aspect room with two windows to side and further window to front and feature fireplace with inset electric coal-effect fire. The kitchen/dining room is also a spacious bright dual-aspect room with windows to front and rear overlooking the rear garden and French doors and side panels leading to the garden. The kitchen is extensively fitted with a modern range of high gloss wall and base units with work surfaces and matching splashback, inset single drainer sink unit, integrated appliances include double oven, hob, fridge/freezer and dishwasher. A door leads to the utility room which has a base unit with work surfaces, inset sink unit, space and plumbing for washing machine and further appliance, wall mounted gas boiler and composite part obscure glazed door to outside.

On the first floor there is a spacious galleried landing with window to front and storage cupboard. Bedroom one has a window enjoying views over the clay pits towards Dartmoor in the distance, a range of fitted mirror fronted wardrobes and an en-suite shower room with shower cubicle, low-level WC, wash basin, heated towel rail and obscure-glazed window. Bedroom two has windows to front and side with fitted mirror fronted wardrobe. Bedroom three has a window to front and bedroom four has a window overlooking the rear garden. The bathroom is fitted with a white suite comprising panelled bath with shower over, screen and tiling to surround, low-level WC, wash basin, heated towel rail and obscure-glazed window.

Outside:

There is a lawned area that extends along the front and side with shrub borders. The rear garden is of a generous size and predominantly level and laid to lawn with paved patio and gate leading to the driveway.

Parking:

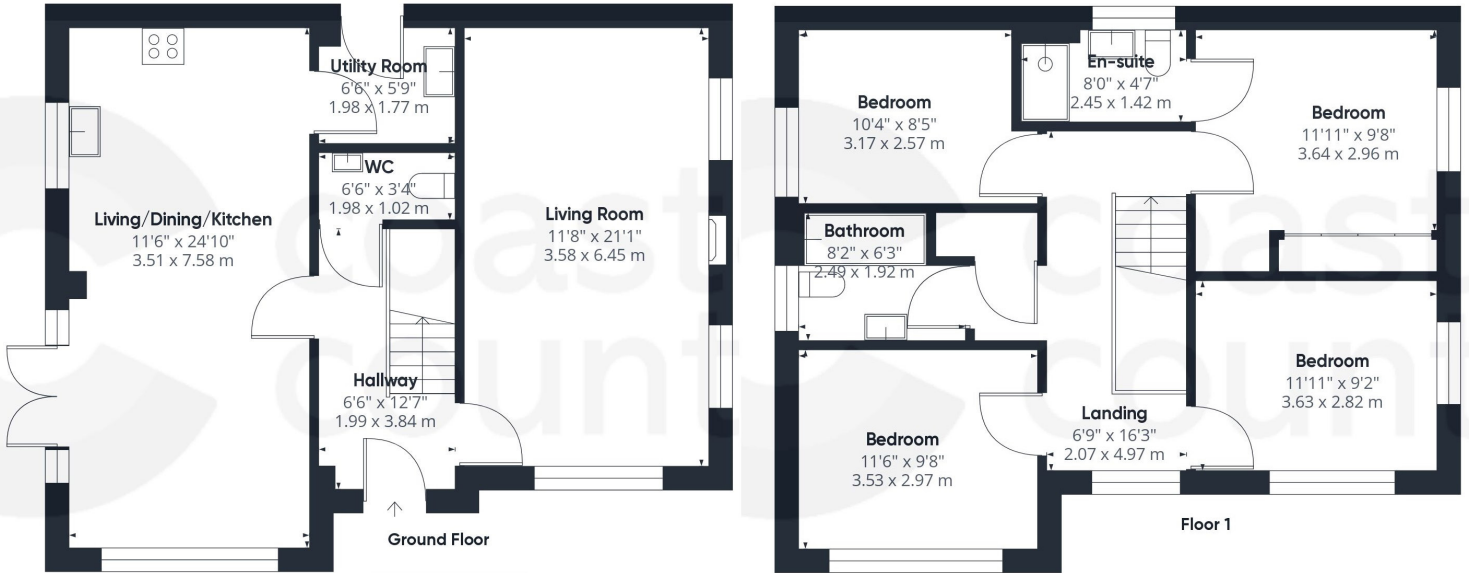
Outside to the front there is a tarmac driveway providing off-road parking for several vehicles leading to a detached garage with metal up over door, power and light.

Directions:

From Kingsteignton's Fountain Court Roundabout, take the B3195/Gestrige Road exit and follow the road around, passing the petrol station on your right. Take the second turning on your left (Chudleigh Road) and follow the road right to the end. At the traffic lights turn left onto Exeter Road and take the first left onto Heron Way, follow the road around to the right onto Woodpecker Drive. Teal Close can be found on the right hand side.



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Approximate total area

1339.16 ft²
124.41 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Agents Notes:

Council Tax: Currently Band E

Tenure: Freehold

Mains water. Mains drainage. Mains gas. Mains electricity.

Service Charge: Currently £124.80 per annum (April '23 – March '24).

Review Period: Annually in March.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 ± 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.