



Kingsteignton

2x 1x

ENERGY RATING E40

- Video Walk-through Available
- Semi-Detached Character Cottage
- 2 Double Bedrooms
- Lounge with Wood Burner
- Spacious Kitchen/Diner & Utility
- Modern First Floor Bathroom
- Driveway Parking Space
- Sought-After Location
- Council Tax Band B
- Internal Viewings Highly Recommended

Guide Price:
£250,000
FREEHOLD



23 Church Street, Kingsteignton, Newton Abbot, TQ12 3BQ

A stone fronted semi-detached cottage which is in the highly-regarded and much sought-after older part of Kingsteignton, just a stone's throw from St Michael's Church. The cottage boasts two double bedrooms, lounge with log burner, kitchen/dining room and a modern bathroom/WC. Gas central heating and double glazing are installed and outside there is a courtyard garden and driveway parking. The cottage will appeal to a number of buyers looking to live in a character cottage in a convenient location.

Situated in the heart of Kingsteignton and within an easy walk are an extensive range of local shops, primary school, public houses and other amenities, whilst for the commuter, access to the A380 South Devon Link Road is within around half a mile providing dual-carriageway access south to Torbay (4 miles approx.) and Exeter and the M5 beyond (14 miles approx.). The nearby market town of Newton Abbot with its vibrant town centre and mainline railway station with link to the capital in just over 2.5 hours is around 2 miles' drive.

The Accommodation:

Entrance door and entrance porch with multi obscure glazed door to hallway with stairs to first floor. The lounge has a feature fireplace with woodburning stove, storage cupboards and shelving to either side of the chimney breast and window to front. The kitchen/dining room has a range of high gloss base units with work surfaces, breakfast bar, inset single bowl sink unit, space for cooker and dishwasher, under stairs storage area, double glazed Velux windows, window to rear and door to outside. There is also a utility/storage cupboard with plumbing for washing machine and window.

Upstairs, the spacious landing is suitable for a study area and has a feature window to rear along with access to loft. Bedroom one has a window to front and a feature fireplace with tiled hearth and storage cupboards to either side. Bedroom two has an airing cupboard and window enjoying pleasant views of Saint Michael's church. The bathroom comprises a modern white suite with panelled jacuzzi shower bath with shower over, screen, tiling to surround, low level WC, pedestal wash basin, heated towel rail and window.

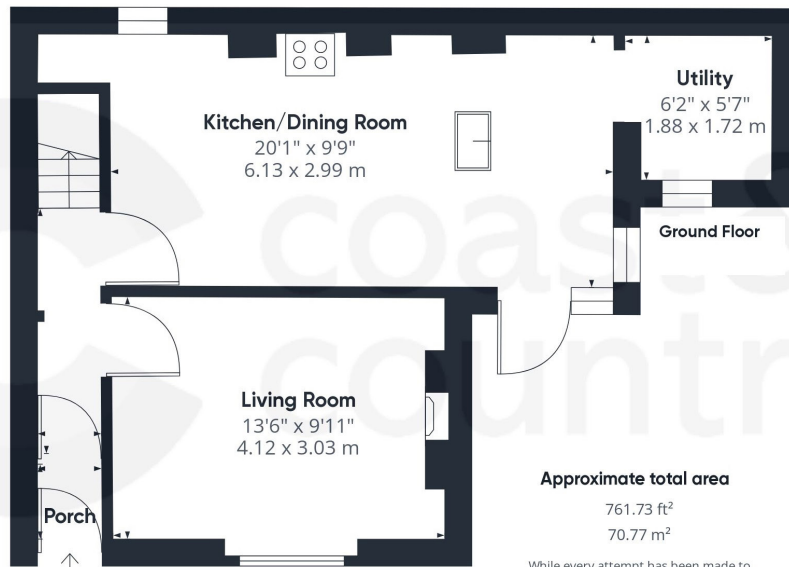
Parking:

Outside the cottage boasts off road driveway parking and a courtyard area with log store which enjoys a sunny aspect.

Directions:

From Newton Abbot take the A383 Newton Road for Kingsteignton. Continue straight ahead at the racecourse roundabout. At the Next / Boots roundabout take the first exit straight ahead onto the B3195. At the Oakford roundabout take the second exit into Fore Street, turn right into Church Street and the property can be found on the left.



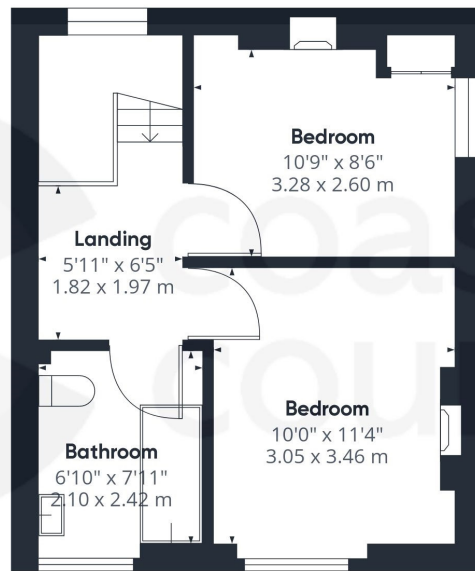


Approximate total area

761.73 ft²
70.77 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 B

Tenure: Freehold

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

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	40 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 \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.