



Potters Lea, Kingsteignton

4x  2x 

ENERGY
RATING
B85

- Video Walk-through Available
- Superb Detached House
- 4 Bedrooms (1 en-suite)
- Spacious Lounge & Kitchen/Diner
- Front & Rear Gardens
- Driveway & Garage
- Cul-de-sac Position
- Corner Plot
- Popular Location
- Convenient for Teign School

Guide Price:
£495,000
FREEHOLD

4 Teal Close, Kingsteignton, TQ12 3HW



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A spacious and superbly presented modern executive-style detached family home situated within the sought-after Potters Lea development on the outskirts of Kingsteignton and built by well-regarded developers Messrs Redrow Homes in 2020. The spacious accommodation boasts four double bedrooms, master with an en-suite shower room, a light and airy dual-aspect lounge, a superb and extensively fitted kitchen/dining room with integrated appliances and French doors to the garden. In addition, there is a utility room, bathroom and cloakroom/WC. Gas central heating and double glazing are installed and outside there is ample driveway parking, a detached garage and level easy to maintain gardens.

This property's situation allows 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 stairs to first floor with storage cupboard under and a cloakroom WC with low-level WC and wash basin. The lounge is a bright and spacious dual-aspect room with windows to front and side. The kitchen/dining/family 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 white high gloss wall and base units with granite work surfaces and matching splashback, inset sink unit, integrated appliances include double oven, hob, fridge/freezer and dishwasher. A door leads to the utility room which has a wall and base unit with granite work surface, 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 pleasant views, a range of fitted wardrobes and an en-suite shower room with shower cubicle, low-level WC, wash basin, heated towel rail and window. Bedroom two has windows to front and side enjoying a pleasant outlook. 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-double 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 with lawned area, gravelled paths and seating area, paved patio and gate leading to the driveway.

Parking:

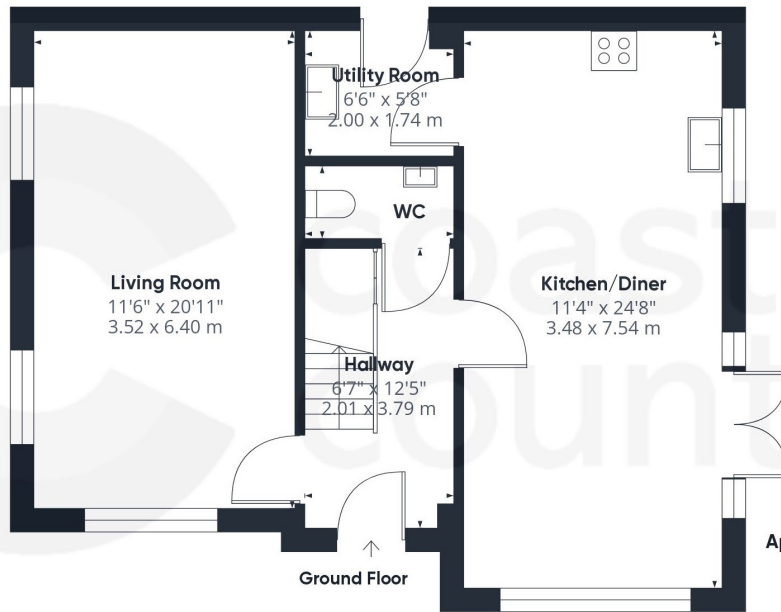
Outside to the front there is a tarmac driveway providing off-road parking for several vehicles leading to a detached garage with metal up over door, power and light.

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.



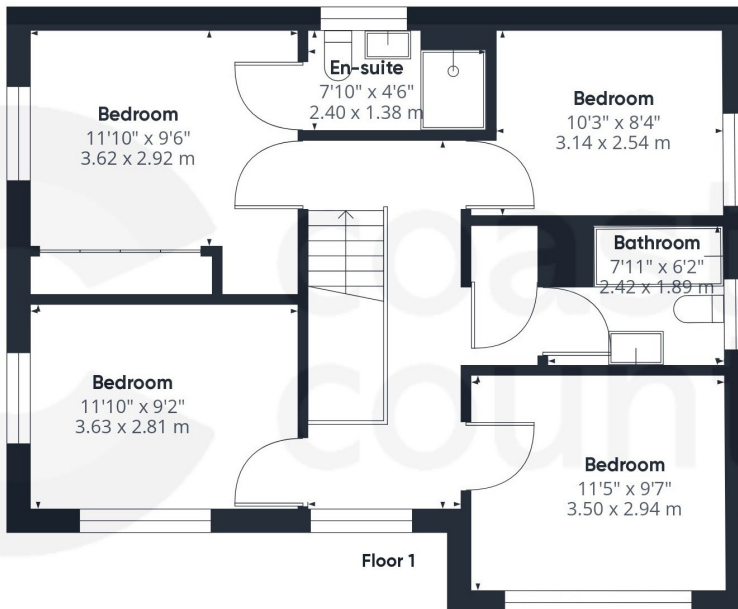
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Approximate total area

1315.06 ft²
122.17 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.

Service Charge: Currently £124.80 per annum.

Review Period: Annually.

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

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 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 are ± 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.