



Kingsteignton

4x 2x

ENERGY RATING D61

- Virtual Tour Available
- Semi Detached House
- 3 Bedrooms
- 2 Bath/Shower Rooms
- Study

- Kitchen/Diner & Utility Room
- Front & Rear Gardens
- Off Road Parking Space
- Owned Solar Panels

Guide Price:
£280,000
FREEHOLD

24 Kings Coombe Drive, Kingsteignton, TQ12 3YU

A modern semi-detached family home in a sought-after cul-de-sac location within the popular town of Kingsteignton. Offered for sale in superb condition throughout the property boasts three bedrooms, lounge, a modern kitchen/dining room, utility, ground floor shower room and a first-floor bathroom and a study. Upvc double glazing and electric heating are installed. Outside there is an easy to maintain paved garden and driveway along with useful under house storage. The property will make an ideal first purchase, family home or investment for letting and internal viewings come highly recommended.

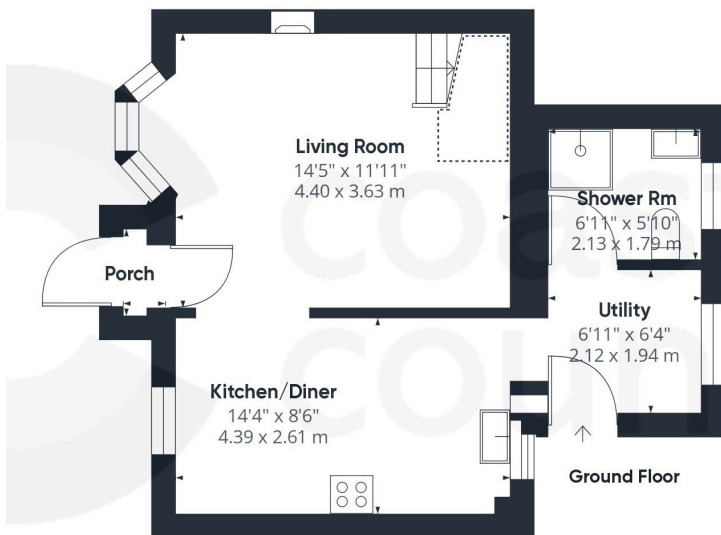
Kings Coombe Drive is situated just off Rydon Road in the popular town of Kingsteignton. There is a convenience store and two popular pubs/restaurants within a short walk and other amenities include various shops and supermarkets, primary and secondary schools, sports facilities, public houses and restaurants and a church. Popular with commuters, the town is convenient for the A380 dual carriageway to Torbay and Exeter (M5 beyond). A timetabled bus service operates to the neighbouring market town of Newton Abbot which offers a wider range of amenities and a mainline railway station.

Accommodation: A composite part obscure double glazed entrance door and porch with obscure-glazed door leading to the lounge with feature fireplace, laminate flooring, stairs to first floor and bay window to front. An archway opens to the kitchen/dining room and the kitchen is extensively fitted with a modern range of white high gloss wall and base units with rolled edge work surfaces and matching splashback, inset single drainer sink unit, built-in appliances include double oven, induction hob and dishwasher with space for washing machine, laminate flooring, dual-aspect with windows to front and rear and just off the kitchen is a utility area with spaces for fridge freezer and tumble dryer and window and part obscure-glazed door to outside. Also on the ground floor is a shower room with tiled shower cubicle, low-level WC, pedestal wash basin, part tiled walls and obscure-glazed window.

On the first floor landing there is access to loft and bedroom one has a window to rear, bedrooms two and three have double glazed windows to front and a study with window to front. The bathroom has a modern white suite with panelled bath, mixer tap and shower attachment, low-level WC, pedestal wash basin, tiled walls and obscure-glazed window.

Gardens: Outside to the front there is a gate and paved path with lawn to either side leading to front door. The rear garden is enclosed and comprises a paved area to the rear and side which also has a timber shed and brick paved driveway providing off-road parking for one car. There is also under house storage area with restricted head height.

Parking: Driveway parking for one car.



Approximate total area

784.88 ft²
72.92 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.

Agents Notes:

Council Tax: Currently Band C

Tenure: Freehold

Mains water. Mains drainage. Mains electricity.

Owned solar panels which the vendors inform us currently produce approximately £800 a year in income.

Floor Plans - For Illustrative Purposes Only

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.

GIRAFFE360
Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		