



Kingsteignton

4x  1x 

ENERGY RATING C70

- Spacious Semi-Detached House
- 4 Bedrooms (1 ground floor)
- 2 Reception Rooms
- Modern Kitchen
- Family Bathroom with Shower Cubicle
- Off Road Parking
- Detached Garage
- Generous Rear Garden
- Popular Kingsteignton Address
- Early Viewings Advised

Guide Price:
OIEO £350,000
 FREEHOLD



40 Ley Lane, Kingsteignton, Newton Abbot, TQ12 3JE

A deceptively spacious four-bedroom semi-detached family home located in a sought-after residential road within the popular town of Kingsteignton. The accommodation is well-presented accommodation, gas central heating and double glazing are installed and outside there is a generous sized rear garden, detached garage and driveway parking. This lovely family home will appeal to a wide range of buyers and viewings come highly recommended to appreciate all on offer.

Ley Lane is a popular level address in the heart of Kingsteignton. The property is convenient for local shops, primary and secondary schools and other amenities. For the commuter the property is also convenient for the A380 dual carriageway linking Torbay and Exeter (M5 beyond). The mainline railway station at Newton Abbot is approximately 2 miles away.

The Accommodation:

An entrance door leads to the entrance porch with windows and door to the entrance hallway with stairs to first floor and door to the lounge with window to front, wood flooring and feature tiled fireplace. A multi obscure glazed door leads to the dining room which has wood flooring, wood burning stove, window and folding doors to the kitchen which is extensively fitted with a modern range of wall and base units with rolled edge work surfaces and tiled splashback, inset single drainer sink unit, space for appliances, window to side and French doors leading to the garden. There is also an inner hallway where there is a ground floor bedroom with French doors leading to garden and a cloakroom/ WC with low-level WC and vanity wash basin.

Upstairs on the first floor the landing leads to bedroom one that has two windows to rear overlooking the garden, bedroom two has a window to front and storage area that is currently used as a study area and bedroom three has a window to side and there is also a bath/shower room with panelled shower bath, separate shower cubicle, low level WC and pedestal wash basin.

Outside:

The rear garden is of a generous size and mainly laid to lawn with gravelled area, large level lawn and a selection of shrubs and trees.

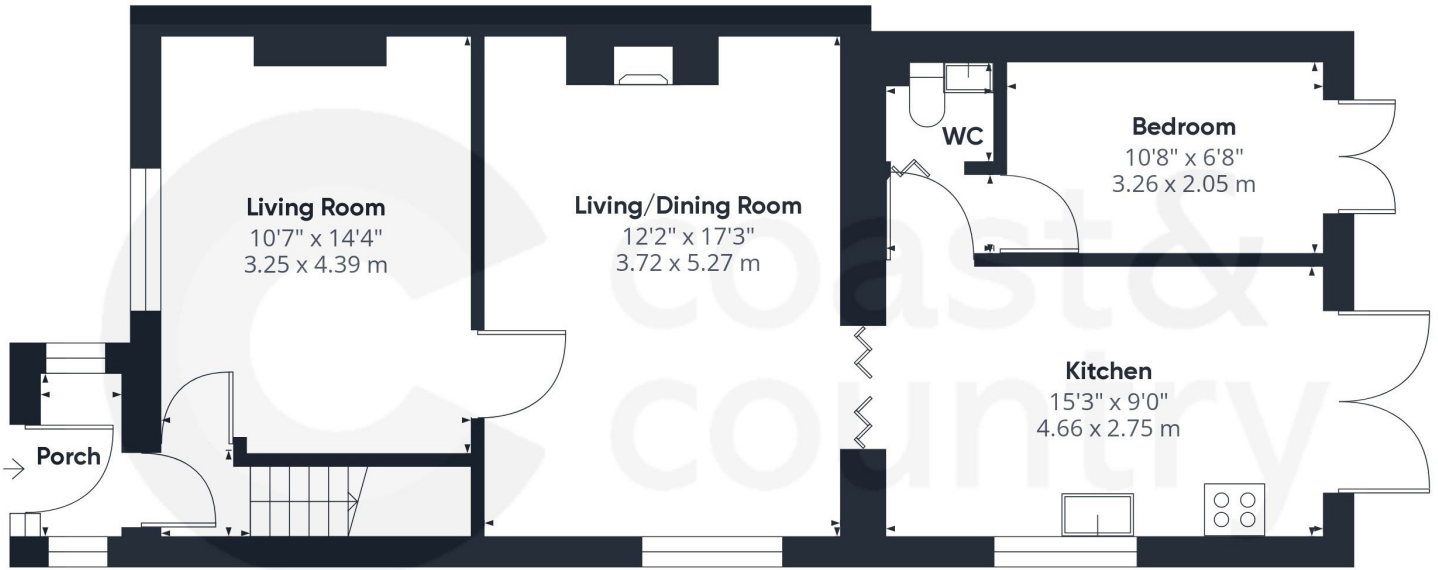
Parking:

Outside to the front there is a gravelled driveway providing off-road parking for several cars. At the end of the garden there is a large detached garage with electric roller door, UPVC double glazed windows and courtesy door to side and there is a further driveway providing additional parking.

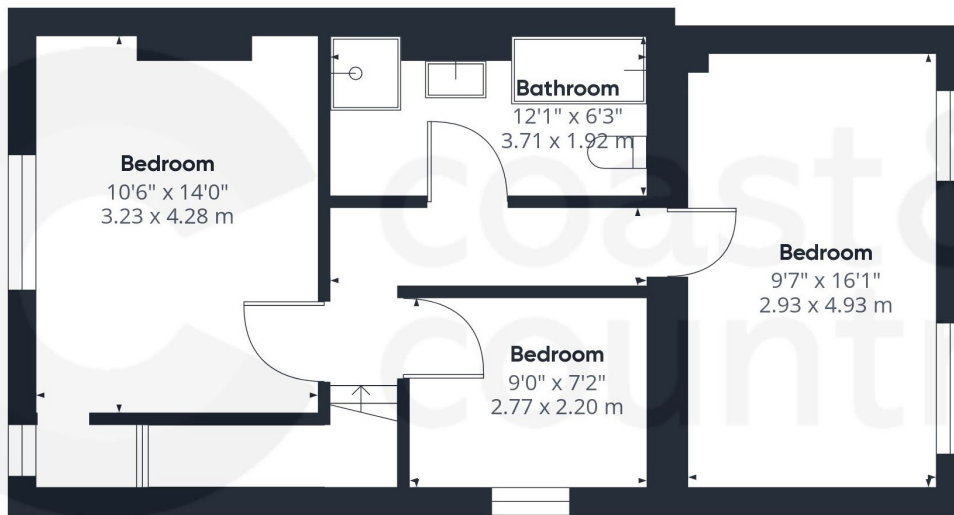
Directions:

From Newton Abbot take the B3195 to Kingsteignton, passing Newton Abbot racecourse, the retail parks and Lidl supermarket. At the Oakford roundabout take the first exit, continue along B3195 Gestridge Road/Exeter Road and Ley Lane can be found on the left hand side.





Ground Floor



Floor 1

Approximate total area

1167.52 ft²
108.47 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		82 B
69-80	C	70 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 \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.