



Kingsteignton

3x  1x 

ENERGY RATING C72

- Video Walk-through Available
- Semi-Detached House
- 3 Bedrooms
- Good-Sized Lounge
- Kitchen & Dining Room
- Conservatory
- Driveway & Garage
- Low Maintenance Rear Garden
- Tucked-Away Location
- Ideal Home or Buy-to-Let

Guide Price:
£294,000
FREEHOLD

11 Ashton Court, Kingsteignton, Newton Abbot, TQ12 3TL



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A spacious three bedroom semi detached family home situated in a small cul-de-sac within a highly sought after development in the popular town of Kingsteignton. The house boasts two reception rooms along with a generous sized conservatory. Gas central heating and double glazing are installed and outside there are easy to maintain gardens, garage and driveway parking.

Ashton Court is a small select cul-de-sac within Kingsteignton which is a popular town offering a wide range of amenities including primary and secondary schools, various shops, supermarkets, sports facilities, a church and nature reserve. There is a convenience store and public house / restaurant within a couple of hundred yards of the property. The neighbouring town of Newton Abbot offers a wider range of amenities and for the commuter there is good access onto the A380 dual carriageway to Torbay and Exeter with the M5 beyond.

The Accommodation:

A hardwood effect part decorative obscure double glazed entrance door leads to the entrance porch with tiled flooring, multi obscure glazed door to lounge and a cloakroom/WC with low-level WC, wash basin and UPVC obscure double glazed window. The lounge has a UPVC double glazed window to front, feature fireplace with gas living flame log effect fire, stairs to first floor with cupboard under and multi obscure glazed double doors to the dining room with laminate flooring, aluminium framed double glazed sliding patio doors to conservatory and an archway to the kitchen which is fitted with a range of wall and base units with rolled edge work surfaces, tiled splashback, inset single drainer sink unit, built-in oven and hob, concealed fridge, freezer and washing machine, wall mounted gas boiler and wood frame double glazed window. The conservatory has tiled flooring and UPVC double glazed sliding patio doors to the garden.

Upstairs on the first floor landing there is a storage cupboard and access to loft. Bedroom one has a UPVC double glazed window to rear, bedroom two has a UPVC double glazed window to front with a range of mirror fronted wardrobes and bedroom three has a UPVC double glazed window to rear and a range of mirror fronted wardrobes. The shower/

wet room has a shower area with seat and folding door, low level WC, pedestal wash basin and UPVC obscure double glazed window.

Garden & Parking:

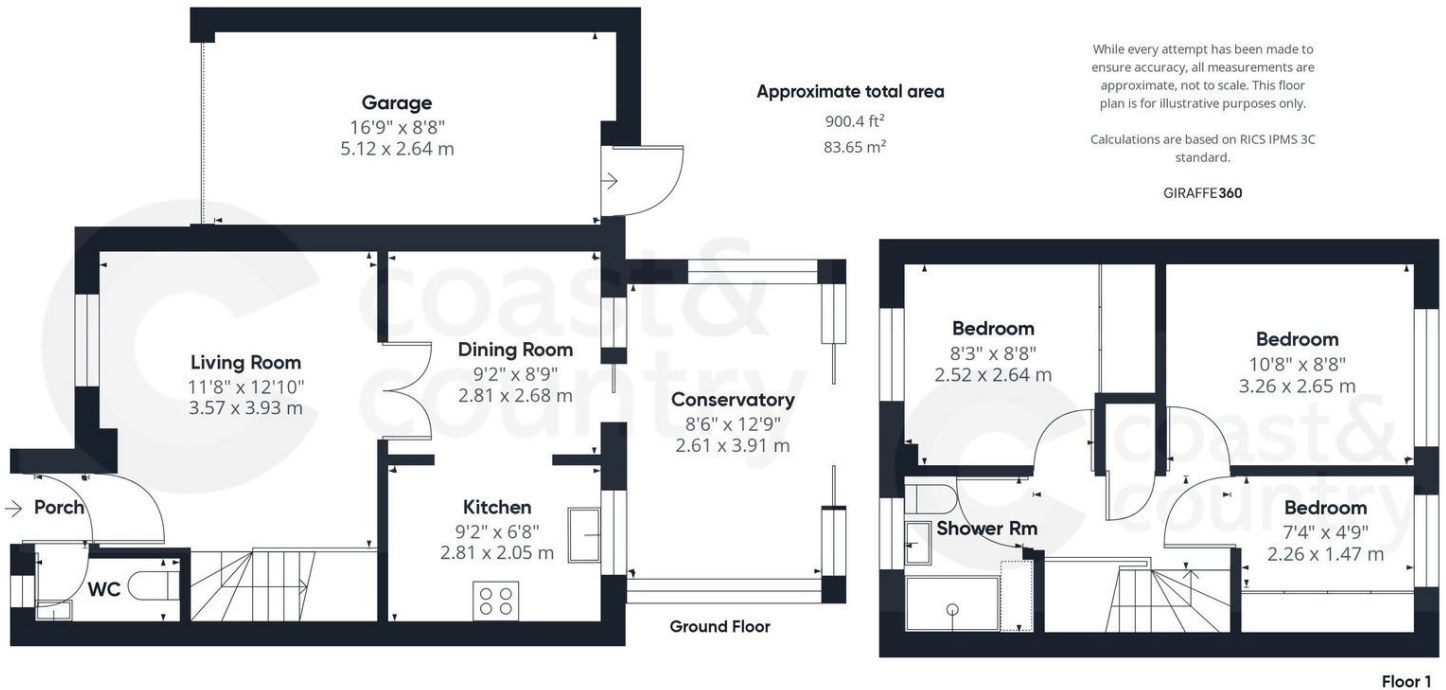
Outside to the front there is a small gravelled garden and driveway leading to the garage with electric roller door and courtesy door to the rear garden which is enclosed with a large paved patio, storage shed and large timber decked area with steps to rear boundary.

Directions:

From the Penn Inn roundabout at Newton Abbot take the A380 dual carriageway to Exeter. Take the second exit for Kingsteignton. At the end of the slip road turn left onto B3195. Turn left into Brook Way. At the roundabout continue straight ahead into Rydon Road where Ashton Court can be found on the right hand side.



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Agents Notes:

Council Tax: Currently Band C

Tenure: Freehold

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

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 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.