



## Kingsteignton

3x  1x 

ENERGY  
RATING  
C70

- Video Walk-through Available
- Detached House
- 3 Bedrooms
- 2 Reception Rooms
- Kitchen & Bathroom
- Front & Rear Gardens
- Garage & Driveway
- Cul-de-sac Position
- Popular Kingsteignton Location
- Ideal home or Buy-to-Let

**Guide Price:**  
**£315,000**  
FREEHOLD



46 Little Hayes, Kingsteignton, Newton Abbot, TQ12 3YP



1000s of homes sold in Teignbridge

78 Queen Street, Newton  
Abbot, Devon, TQ12 2ER



## 46 Little Hayes, Kingsteignton, Newton Abbot, TQ12 3YP

A charming three-bedroom detached property in a mock Tudor design in a tucked away cul-de-sac in Kingsteignton. This modern property offers many benefits to buyers such as its off-road parking for two vehicles, a good-sized single garage with power installed, and a private and level rear garden.

### The Accommodation:

The property has traditional features such as the entrance hallway which helpfully separates the lounge from the front door and the downstairs W/C. The lounge has been decorated in neutral tones and enjoys an expanse of natural light from the large front window, the room focuses on the fireplace which houses an electric fire. From the lounge are double doors leading into the dining area of the kitchen/diner. The kitchen has a great amount of worktop space and storage provided along with space for the usual white goods.

Upstairs there are two double bedrooms and a good-sized single which is currently used as an office. The family bathroom is of an excellent size with shower above the bath, WC and basin, along with an airing cupboard which provides additional storage. The property has pedestrian access all the way around and is fully double glazed with gas central heating installed.

### Outside:

The rear garden is mostly laid to lawn with mature shrubs on its borders and a shed in one corner. The front garden is again mostly laid to lawn with a path leading to the front door.

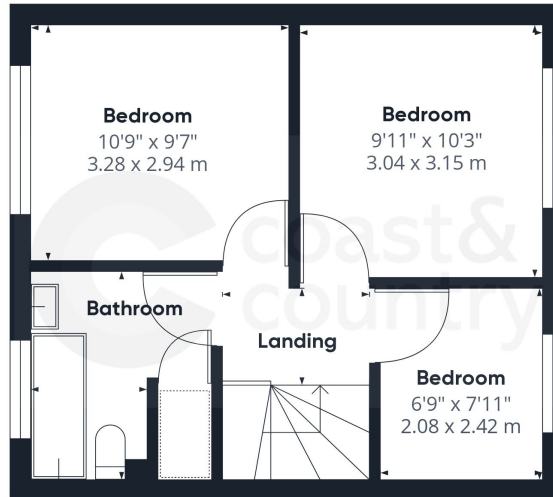
### Parking:

Driveway leading to a single garage.

### Directions:

From the Penn Inn roundabout at Newton Abbot take the A380 for Exeter. Take the first exit left for Kingsteignton. Take the first exit off the roundabout for Kingsteignton. At the mini roundabout turn right into Longford Lane. Take the 7th right into Rydon Road. Take the fifth left into Little Hayes, the property can be found at the end of the first cul-de-sac on the right.





Floor 1 Building 1



(1) Excluding balconies and terraces

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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

### Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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