



## Kingsteignton

2x  1x 

ENERGY  
RATING  
C71

- Video Walk-through Available
- Smart Terraced House
- 2 Double Bedrooms
- Modern Kitchen/Diner
- Stylish Shower Room

- Landscaped Front and Rear Gardens
- Popular Location
- Convenient for Schools
- Ideal First or Family Home

**Guide Price:**  
**£220,000**  
FREEHOLD



# 77 Crossley Moor Road, Kingsteignton, TQ12 3LQ



1000s of homes sold in Teignbridge

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



## 77 Crossley Moor Road, Kingsteignton, TQ12 3LQ

A smartly presented two-bedroom mid-terraced house in Kingsteignton, with a revealed brick frontage the property has curb appeal and is set back from the road. The current owners have done a great deal to the property and it's now offered to the market looking fabulous! This property would be ideal for first time buyers, investors or someone looking to downsize. Its location is convenient for the centre of Kingsteignton which has a wide variety of shops and great access to the A380 towards Exeter and the M5 beyond.

### The Accommodation:

Entering the property through the composite front door you are greeted with an entrance hallway with the stairs in front of you and access to the lounge on your right. The lounge is full of natural light with two windows overlooking the front garden, features attractive wood-effect vinyl flooring and is has alcoves for a TV and storage/decoration, along with useful understairs cupboard. To the rear of the property is a recently-fitted black and copper kitchen which has an excellent amount of worktop space and storage along with built-in electric hob and oven and space for the washing machine and fridge/freezer. To one end there is space for the kitchen table and a door to the rear garden.

Upstairs the main bedroom is to the front of the property which, like the lounge below, has two windows overlooking the front garden. To one side is a built-in wardrobe. The second bedroom is also a double and is currently used as a multi-purpose room, and completing the upstairs is the recently fitted shower room with a walk-in shower, good sized storage cupboard, WC and basin. The property has gas central heating and is double glazed.

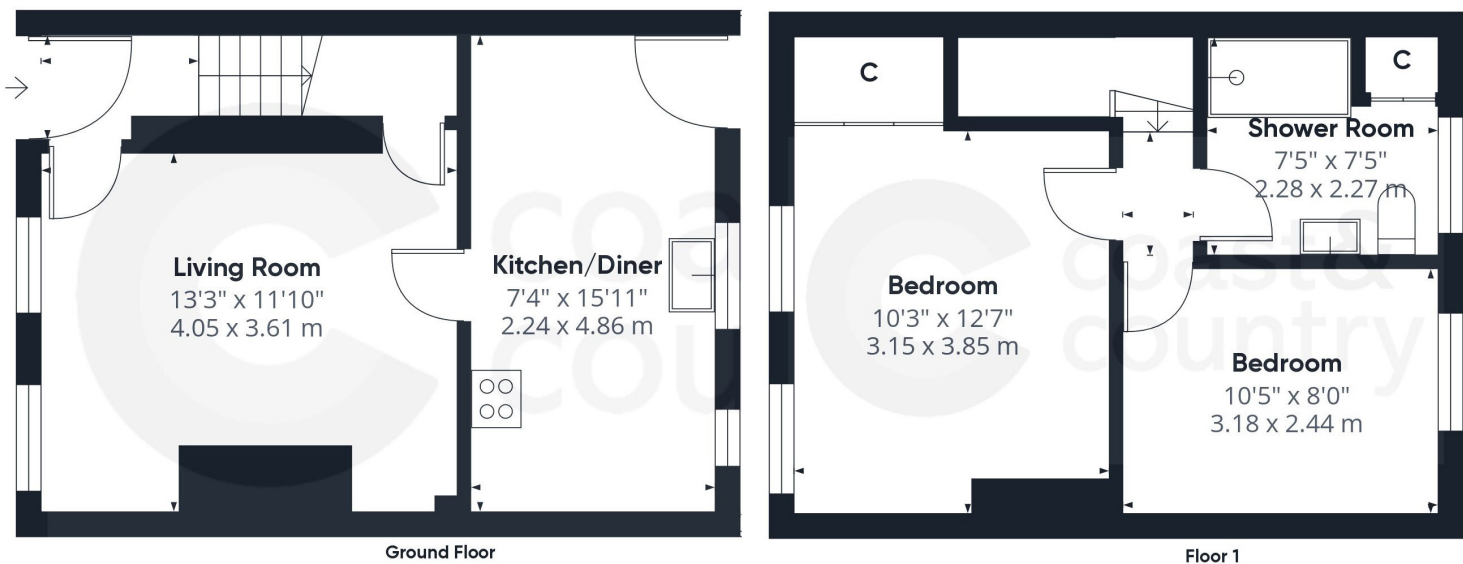
### Gardens:

The property has a square front garden with side path leading to the front door and is designed with ease of maintenance in mind. The rear garden has been divided into several different areas, there is a raised decking area off the kitchen which is perfect for summer dining and sun bathing, there is then a lawn with two patio areas the second with a pergola above and then to the back of the property is space for a large shed.

### Directions:

From Newton Abbot take the B3195 to Kingsteignton. At the fountain roundabout take the second exit (turn right) into Fore Street. Turn left by The Bell Inn into Crossley Moor Road. Continue along Crossley Moor Road past Shadynook Park on the left and as the road bears to the left the property is on the left hand side before the next roundabout.

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**Approximate total area**

600.31 ft<sup>2</sup>  
55.77 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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		89 B
69-80	C	71 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.