



Kingsteignton

2x  2x 

ENERGY
RATING
C72

- Virtual Tour Available
- Popular Over 60s Development
- Mid-Terraced House
- 2 Bedrooms

- Lounge and Conservatory
- 2 Bath/Shower Rooms
- Superb Communal Grounds
- Allocated Parking Space

Guide Price:
£150,000
LEASEHOLD

19 Fairwaters Longford Lane, Kingsteignton, TQ12 3EA

A spacious two double bedroom terraced home within the impressive Fairwaters retirement development for the over 60s in Kingsteignton. The property boasts two double bedrooms, master en-suite, a generous lounge, conservatory, kitchen and a bathroom. Gas central heating and double glazing are installed and outside there are beautiful communal gardens with a lake, seating areas and allocated parking.

Fairwaters is situated off Longford Lane within the sought-after town of Kingsteignton, itself offering an extensive range of local amenities including primary and secondary schools, various shops, doctors' surgery and vets, church, various public houses, restaurants and takeaways. A wider range of amenities can be found in the neighbouring market town of Newton Abbot. For the commuter, the property is convenient for the A380 linking Torbay with Exeter and the M5 beyond.

Accommodation: A uPVC part obscure double glazed entrance door leads to the entrance hallway with stairs to first floor and cupboard under. The lounge has a feature fireplace with inset electric fire and double-glazed sliding patio doors to the conservatory which is uPVC double glazed with sliding patio doors leading onto the communal garden. The kitchen is fitted with a range of wall and base units with rolled edge work surfaces, tiled splashback, inset single drainer sink unit, built-in double oven and hob, spaces for appliances and window to front. Bedroom one has a window to rear and en-suite shower/wet room with walk-in shower area, low-level WC, wash basin, window and door to hallway.

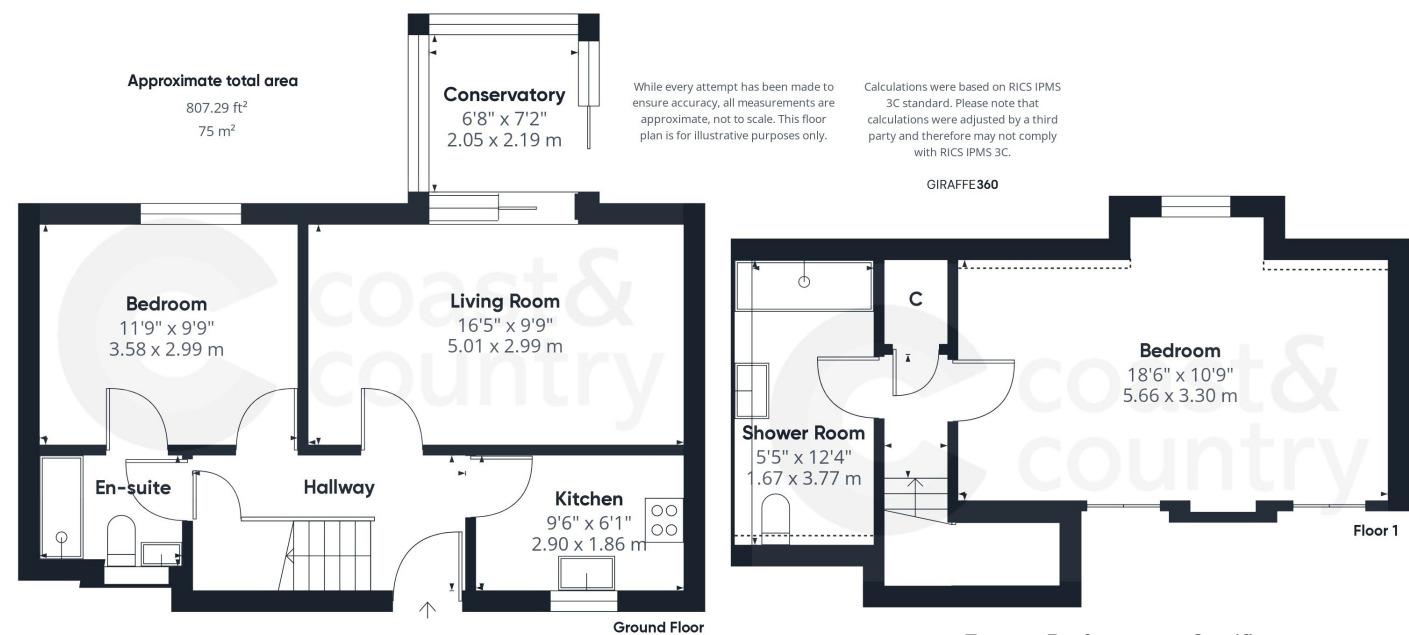
Upstairs on the first floor the landing has a Velux window, access to loft and an airing cupboard housing wall mounted gas boiler.

Bedroom two has a Velux window to front, window to rear and storage cupboards. The bathroom has a suite comprising panelled bath, low-level WC, bidet, pedestal wash basin and Velux window.

Outside: Outside there are stunning nature reserve-style communal gardens with ponds, lawns, waterfall and plenty of seating areas.

Parking: Allocated parking space in the development car park.

Directions: From the Penn Inn roundabout at Newton Abbot take the A380 dual carriageway to Exeter. Take the first exit and at the roundabout exit left for Kingsteignton. At the mini roundabout take the 2nd exit (turn right) into Longford Lane. Take the 6th turning on the right into Fairwaters.



Agents Notes:

Council Tax: Currently Band C.
Tenure: Leasehold.
Lease: 999 years from 24/06/1991.
Age Restriction: Over 60s.
Service Charge: Currently £430 per quarter.
Review Period: Annually.
Ground Rent: £50 per annum.
Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

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