



Kingsteignton

3x  1x 

ENERGY
RATING
D64

- Video Walk-through Available
- Semi-Detached House
- 3 Bedrooms
- 2 Reception Rooms & Conservatory
- Bathroom & Additional Cloaks/WC
- Generous Rear Garden
- Off Road Parking
- Tucked Away Cul-de-sac
- Convenient for A380 & M5 Beyond
- Single Garage

Guide Price:
OIEO £300,000
FREEHOLD

15 Firleigh Road, Kingsteignton, Newton Abbot, TQ12 3NH



1000s of homes sold in Teignbridge

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

15 Firleigh Road, Kingsteignton, Newton Abbot, TQ12 3NH

A mature semi-detached house in a lovely tucked-away position within highly sought-after Kingsteignton.

Enjoying some lovely open views towards parts of Dartmoor the property stands on a good-sized plot with 23m long privately enclosed rear garden mainly laid to lawn, with a few fruit trees and paved terrace adjoining the house, ideal for summer dining. The plot is surprisingly wide with a detached garage and double-width driveway providing parking. The area at the side of the house offers much potential for a two-storey extension, subject to obtaining all required consents and approvals.

The property is situated within a highly-regarded cul-de-sac at the Sandygate end of Kingsteignton, making it convenient for a wide range of local facilities including both primary and secondary schools, various shops and businesses, health centre, take aways, and a handful of pubs and restaurants. For the commuter, the access to the A380 South Devon Link Road north to Exeter (15 miles) and south to Torquay (5 miles) is within a mile.

The Accommodation:

In the same ownership for many years and clearly loved and cherished, the property does now offer potential for some updating and refurbishment. Benefits include a gas central heating system with modern boiler and some windows are double glazed.

The property is accessed through a part-glazed porch leading through an inner door to a hallway with stairs to the first floor. Overlooking the front is a cosy lounge with wide square opening leading through to a separate dining room with French doors opening to a lean-to style conservatory, adjacent to the rear garden. The kitchen can be accessed from both the hallway and dining room and has a selection of fitted cabinets. A rear lobby with larder cupboard and door to the conservatory has a useful separate WC off.

On the first floor the layout is traditional with a part galleried landing providing access to three bedrooms and a bathroom with coloured suite including a basin and WC.

Parking:

Double-width driveway and detached garage.

Gardens:

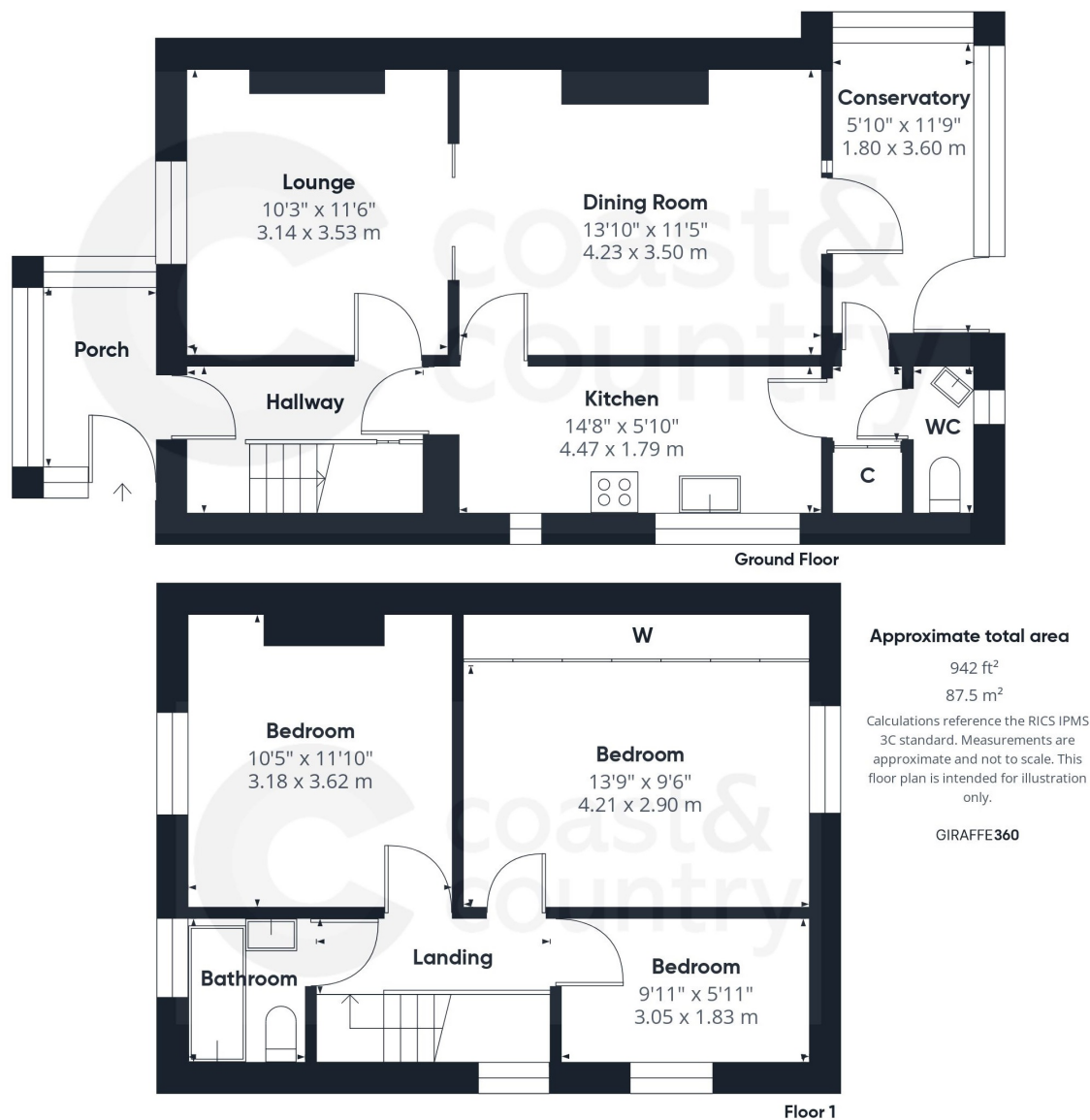
Surprisingly large plot with 23m long privately enclosed rear garden.

Directions:

From the Penn Inn roundabout in Newton Abbot take the A380 towards Exeter. Leave at the second exit for Kingsteignton. Turn left at the junction and at the roundabout take the second exit Firleigh Road is the second turning on the left.



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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		
69-80	C		78 C
55-68	D	64 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.