



Kingsteignton

4x  2x 

ENERGY
RATING
B85

- Video Walk-through Available
- Executive-Style Detached House
- 4 Bedrooms (1 en-suite)
- Double-Aspect Lounge
- Kitchen/Diner and Separate Utility

- Level Enclosed Garden
- Driveway and Garage Parking
- Close to Schools
- Convenient Location
- Ideal Family Home

Guide Price:
£485,000
FREEHOLD

2 Teal Close, Kingsteignton, Newton Abbot, TQ12 3HW



1000s of homes sold in Teignbridge

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

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A spacious and well-presented modern, executive-style detached family home situated within the sought-after Potters Lea development on the outskirts of Kingsteignton and built by well-regarded developers Messrs Redrow Homes in 2020. The spacious accommodation boasts four double bedrooms, master with an en-suite shower room, a light and airy dual-aspect lounge, a superb and extensively refitted modern kitchen/dining room with integrated appliances and French doors to the garden. In addition, there is a utility room, bathroom and cloakroom/WC. Gas central heating and double glazing are installed and outside there is driveway parking, a detached garage and level easy to maintain lawned and paved gardens that enjoy a sunny aspect.

This property's situation allows easy access to both the A380 between Exeter and Torbay at the head of the Teign Estuary, as well as the A38. Kingsteignton itself has various amenities, including a primary school, secondary school, racecourse, parish church, ample shops, swimming pool, petrol stations, restaurants, eating houses and pubs. Local stores include Next, Range, Lidl and Tesco supermarkets as well as DIY shops. The market town of Newton Abbot is a short distance away and has a much wider range of facilities and amenities, including an excellent range of shops along with superstores, leisure centre, hospital and mainline railway station.

The Accommodation:

An open canopied entrance porch with part obscure-glazed composite door leads to the entrance hallway with laminate flooring. Stairs with waist height panelling lead to the first floor with storage cupboard under and a cloakroom WC with low-level WC and wash basin. The lounge is a bright and spacious dual-aspect room with windows to front and side and has a stylish tv/fire wall. The kitchen/dining room is also a spacious bright dual-aspect room with windows to front and rear overlooking the rear garden and French doors and side panels leading to the garden. The kitchen has been extensively re-fitted with a modern range of cream wall and base units with quartz worktops and sink units. Integrated appliances include a double oven, hob and dishwasher with space for American style fridge/freezer. A real feature of the kitchen is a central isle which offers additional storage. Off the kitchen, there is a separate utility room which has a wall and base unit with quartz work surface, space and plumbing for washing machine and further appliance, wall mounted gas boiler and composite part obscure glazed door to outside.

On the first floor, there is a spacious galleried landing with window to front and storage cupboard. Bedroom one has a window to side, a range of fitted wardrobes, and an en-suite shower room with shower cubicle, low-level WC, wash basin, heated towel rail and window. Bedroom two has windows to front and side. Bedroom three has a window to front and bedroom four has a window overlooking the rear garden. The bathroom is

fitted with a white suite comprising panelled bath with shower over, screen and tiling to surround, low-level WC, wash basin, heated towel rail and obscure-double glazed window.

Parking & Gardens:

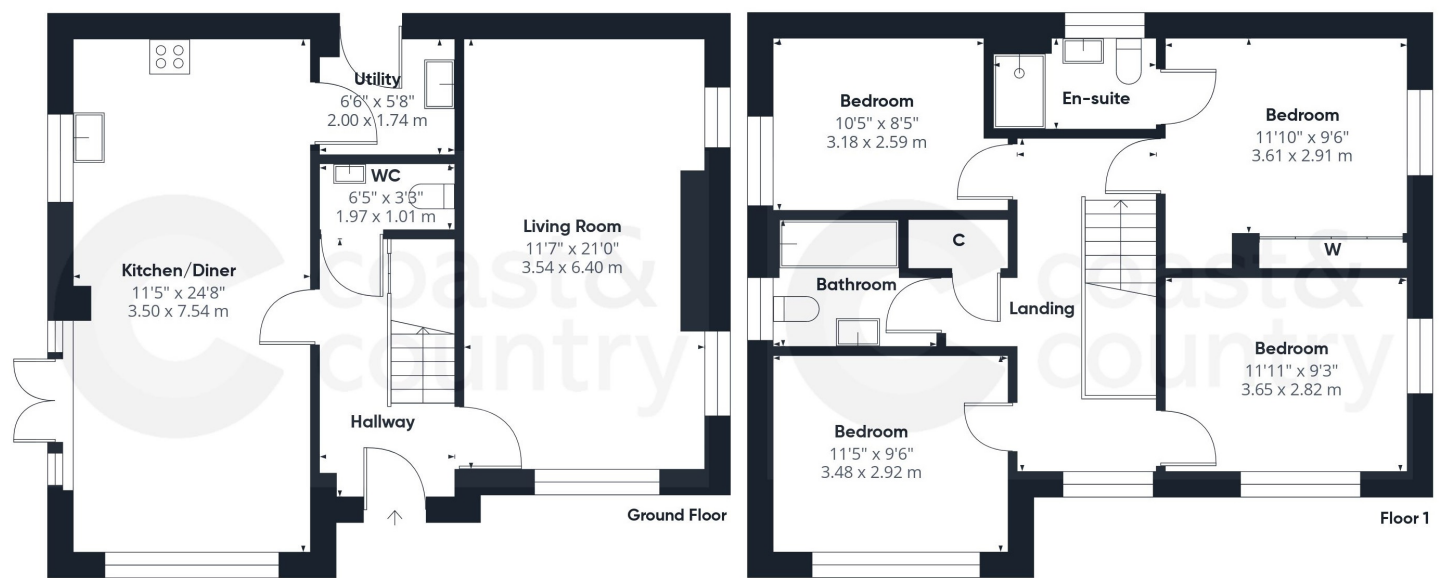
Outside to the front for ease of maintenance there is a landscaped front garden with path to front door and a tarmac driveway providing off-road parking leading to a detached garage with metal up over door, power and light. The rear garden enjoys a sunny aspect and is of a generous size with a level lawn and paved patio perfect for enjoying the sun or alfresco dining and gate leads to the driveway.

Directions:

From Kingsteignton's Fountain Court Roundabout, take the B3195/Gestrige Road exit and follow the road around, passing the petrol station on your right. Take the second turning on your left (Chudleigh Road) and follow the road right to the end. At the traffic lights turn left onto Exeter Road and take the first left onto Heron Way, follow the road around to the right onto Woodpecker Drive. Teal Close can be found on the right hand side.



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Approximate total area
1308 ft²
121.4 m²

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Agents Notes:
Council Tax: Currently Band E
Tenure: Freehold
Mains water. Mains gas. Mains drainage. Mains electricity.
Service Charge: Currently £15.93 pcm
Review Period: Annually

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	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 ± 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.