



Kingsteignton

- Video Walk-through Available
- Mid-Terraced Cottage
- 3 Bedrooms
- Lounge & Kitchen/Diner
- Modern Shower Room
- Driveway Parking Space
- Long Rear Garden
- Tucked Away Location
- Brimming with Character
- Internal Viewings Advised

3x 1x

ENERGY
RATING
TBC

**Guide Price:
£290,000**
FREEHOLD

Beehive Cottage, 5 Honeywell Road, Kingsteignton, TQ12 3BE



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A charming character cottage situated in a tucked away yet central location within the heart of the old part of Kingsteignton. Boasting an abundance of period features including exposed beams and an inglenook fireplace the well-presented and deceptively spacious accommodation is arranged over three floors and includes three bedrooms, a lovely sitting room with wood burning stove, cottage style kitchen/dining room and a modern shower room. There is underfloor heating to the ground floor and the majority of windows are double glazed. The cottage boasts driveway parking to the front and an enclosed garden with lawn and patio to the rear. Internal viewings come highly recommended to appreciate the characterful accommodation and convenient location this lovely cottage offers.

Honeywell Road is a tucked away and sought-after residential road within the heart of the sought-after town of Kingsteignton which has a wide range of local amenities including primary and secondary schools, picturesque ancient church, post office, small supermarket and parade of shops and various public houses/ restaurants. A timetabled bus service operates to the neighbouring market town of Newton Abbot which has mainline railway links to London Paddington. The A380 dual carriageway links Torbay with Exeter and the M5 beyond.

The Accommodation:

A multi glazed stable door leads to the entrance porch with quarry tiled flooring, UPVC double glazed window to front and part obscure glazed wooden door to the sitting room which has an inglenook fireplace with beam and wood burning stove, beamed ceiling, UPVC double glazed window to front with window seat, ceramic tiled flooring with underfloor heating, storage cupboard, door and stairs to first floor and further door to the inner hallway with ceramic tiled flooring and underfloor heating. The kitchen/dining room has a bespoke fitted kitchen with a range of units and solid oak work surfaces, Belfast sink, space for appliances, beamed ceiling, ceramic tiled flooring with underfloor heating, utility cupboard with space for fridge/freezer, washing machine and tumble dryer, double glazed Velux window, two double glazed windows to rear and stable door to outside. The shower room comprises a walk-in shower cubicle, low-level WC and wash basin in vanity unit, tiled flooring with underfloor heating and heated towel rail.

Upstairs on the first floor there are two bedrooms, bedroom one with UPVC double glazed window to front and built-in wardrobe, bedroom three with

window to rear and built-in cupboard. From the landing, door and stairs lead to the second floor where bedroom two has two double glazed Velux windows and eaves storage.

Parking:

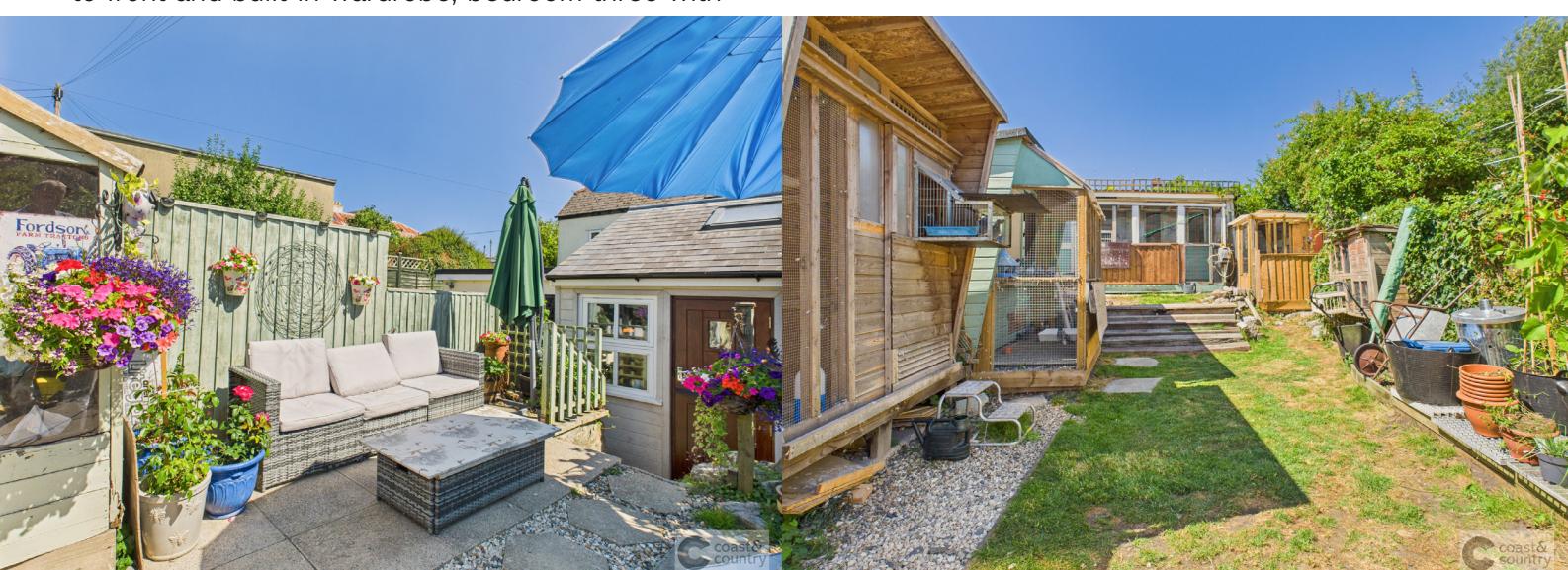
Outside to the front there is a driveway with parking for one car.

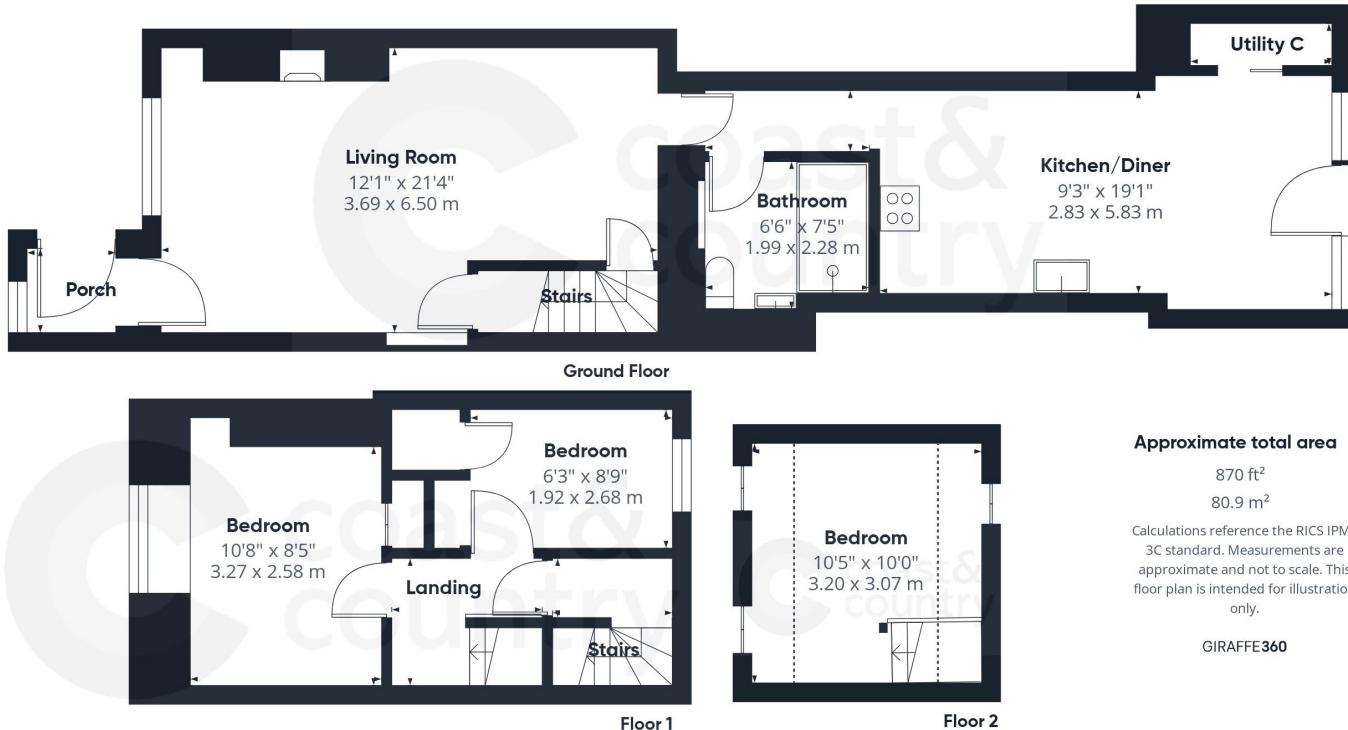
Gardens:

The rear garden is enclosed and enjoys a sunny aspect with steps leading to a paved patio area which is ideal for enjoying the sun or alfresco dining, lawned area and a selection of sheds, greenhouse and workshop to rear with power and light.

Directions:

From Newton Abbot Penn Inn roundabout take A380 Exeter bound. Take the first exit left for Kingsteignton. At the roundabout take the first exit left for Kingsteignton A383. At the mini roundabout continue straight ahead. At the next roundabout continue straight ahead (2nd exit) into Vicarage Hill. Take the first left into Greenhill Road and then the third right into Honeywell Road and the property can be found on the right.





Agents Notes:

Council Tax: Currently Band B

Tenure: Freehold

Mains water. Mains drainage. Mains electricity.

Energy Performance Certificate:

Floor Plans - For Illustrative Purposes Only

The EPC for this property has been ordered and will be added as soon as it is available.

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.