



Kingsteignton

3x  1x 

ENERGY
RATING
C71

- Video Walk-through Available
- No Upward Chain
- Modern Semi-Detached House
- 3 Bedrooms
- Low Maintenance Rear Garden
- Lounge, Kitchen/Diner and Family Bathroom
- Garage and Driveway
- Ideal Family Home
- Cul-de-sac Position
- Convenient for A380 to Torbay and Exeter

Guide Price:
OIEO £250,000
FREEHOLD

85 Calvados Park, Kingsteignton, Newton Abbot, TQ12 3EX



1000s of homes sold in Teignbridge

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

85 Calvados Park, Kingsteignton, Newton Abbot, TQ12 3EX

Tucked away at the end of a cul-de-sac, this well-presented three-bedroom semi-detached home offers a fantastic opportunity with many attractive attributes. Located approximately a mile from Rydon Primary School, and convenient for onward transport links to Torbay, Exeter and the M5 beyond, this property is ideally placed for families, commuters, or investors alike.

The Accommodation:

Built in the late 1980s the property features a traditional layout with a practical entrance hallway - a rare find in newer builds - leading into a good-sized, light and airy lounge with attractive wood-effect flooring. To the rear, the modern fitted kitchen/diner provides ample space for a table and chairs, and includes a convenient internal door to the attached single garage.

Upstairs, you'll find two double bedrooms and a comfortable single room, all neutrally decorated with white walls and smart grey carpets - a true blank canvas for new owners. The family bathroom is fitted with a contemporary white suite and a shower over the bath.

Parking & Gardens:

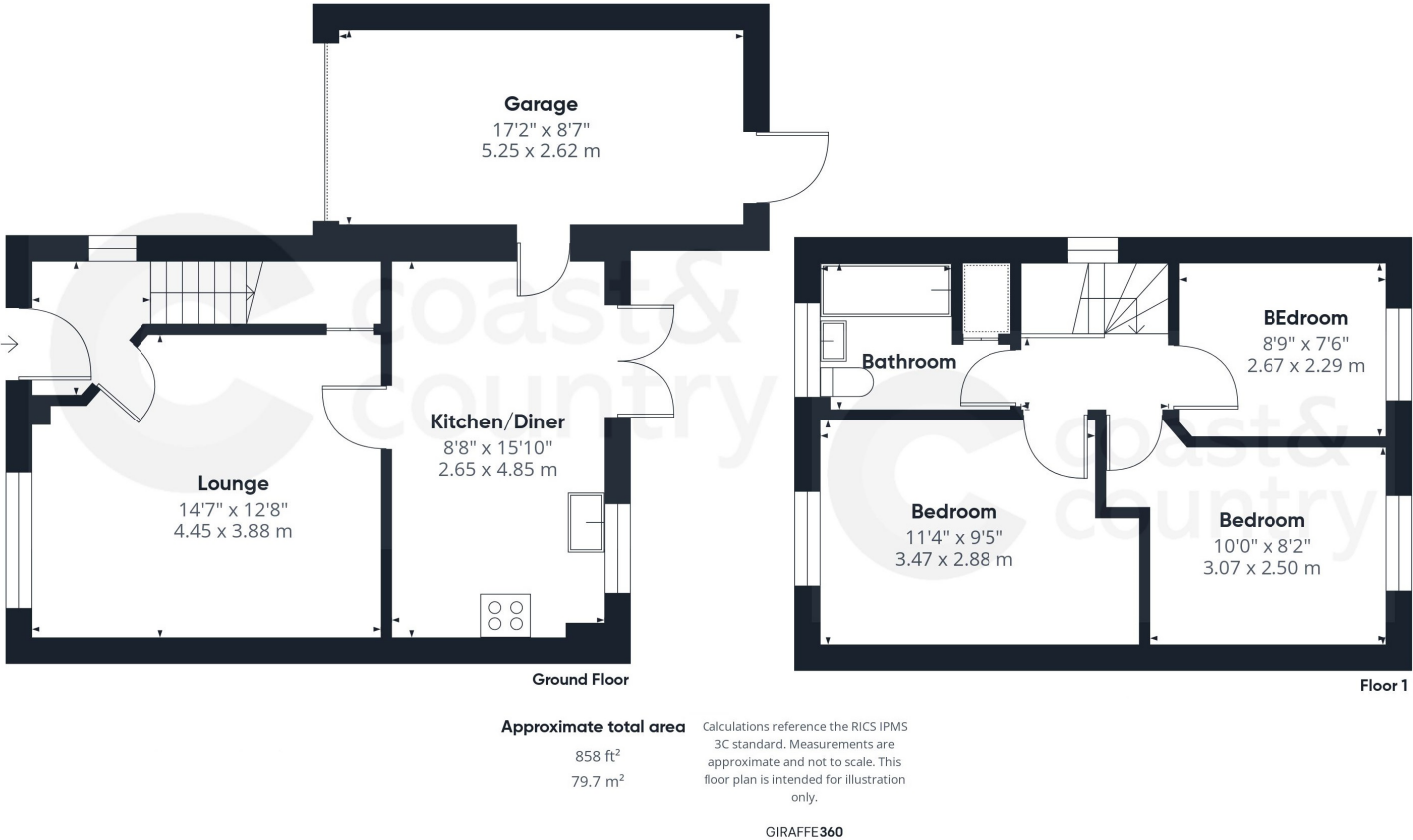
Outside, there's off-road parking via the driveway, plus a private rear garden that's low-maintenance and well designed for entertaining, with a paved area leading to a raised decked terrace — perfect for dining or relaxing.

Directions:

From the Penn Inn roundabout at Newton Abbot take the A380 dual carriageway heading towards Exeter. Take the first exit. At the roundabout take the first exit (Vicarage Hill A383). At the mini roundabout turn right into Longford Lane. Take the second right into Warecroft Road. Bear left into Calvados Park.



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Agents Notes:

Council Tax: Currently Band C

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	71 C	77 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.