



Kingsteignton

4x  2x 

ENERGY
RATING
B86

- Video Walk-through Available
- Modern Semi-Detached Town House
- 4 Bedrooms (2 en-suite)
- L-Shaped Living/Dining/Kitchen
- Light and Airy Lounge with 2 Juliet Balconies

- Family Bathroom and Ground Floor WC
- Single Garage and Parking Space
- Level Enclosed Gardens
- Tucked-Away Location
- Popular Kingsteignton Location

Guide Price:
£400,000
FREEHOLD

1 Chantry Lawn, Kingsteignton, Newton Abbot, TQ12 3GZ



1000s of homes sold in Teignbridge

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

1 Chantry Lawn, Kingsteignton, Newton Abbot, TQ12 3GZ

A spacious modern four-bedroom semi-detached property spilt over three floors with ample living space, level garden which has been divided into two separate zones, large single garage and parking. With four bedrooms, two en-suites bathrooms, family bathroom, a large kitchen/diner and a separate spacious living room this property will appeal to families looking for that forever home!

The Accommodation:

Entering the property you are greeted with an entrance hallway with wood effect flooring, the staircase to one side, the downstairs WC straight ahead and the large kitchen/diner. The kitchen is in a large galley style towards the front of the property, it has an excellent amount of worktop space and storage, along with double wall-mounted electric ovens, an induction hob built-in and a built-in dishwasher. There is also space for the washing machine. Towards the back of the property, or the dining end of the kitchen, is a generous space with bi-fold doors onto the patio in the rear garden. This space would make an ideal play area for young children or a second lounge area to be enjoyed in the summer months.

On the first floor is the large living room with double French doors with Juliet balconies overlooking the rear garden. Further to this floor is the main bedroom which is a large double with a designated dressing area with two fitted wardrobes and an en-suite shower room with WC, basin and heated towel rail.

On the top floor there is a single bedroom, a good-sized double bedroom next door, a family bathroom with shower above the bath, heated towel rail, WC, basin and tiled floor. Completing the top floor is bedroom two which is again a good-sized double bedroom with its own en-suite shower room. The property is fully double glazed and has gas central heating.

Gardens:

To the rear of the property is a patio area ideal for daytime or evening dining straight from the kitchen/diner, the rear garden is formed in a triangular shape with the lawn proceeding from the patio down to the rear door to the large garage. To the side of the property the current owners have styled this part to add a separate garden space with a gravelled path and modern slabs leading to a second seating area with child's play shed in one corner, this area also has a built-in outside oven and a bar area which is very private and enjoys the afternoon and evening sunshine.

Parking:

Single garage and space in front.

Directions:

From Newton Abbot take the A383 Newton Road for Kingsteignton. Continue straight ahead at the racecourse roundabout. At the Next / Boots roundabout take the first exit straight ahead onto the B3195. At the Oakford roundabout take the second exit into Fore Street, continue straight past the Bell Inn where the road narrows, going over the speed bump and past the Drewdrop in on your right take the right hand turning into Greenhill Road and then the second right into Elmfeild Way. Follow the road around the right hand corner to the end of the road where the garage for 1 Chantry Lawn can be found straight ahead.



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Agents Notes:

Council Tax: Currently Band E

Tenure: Freehold

Mains water. Mains drainage. Mains gas. Mains electricity.

Service Charge: Currently approximately £600 per annum

Review Period: Annually

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	86 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 $\pm$ 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.