



Kingsteignton

3x  1x 

ENERGY
RATING
D59

- Video Walk-through Available
- No Upward Chain
- Mature & Versatile Detached Bungalow
- 2/3 Bedrooms
- Spacious Lounge

- Corner Plot Gardens
- Garage and Driveway
- Cul-de-sac Position
- Level Location
- Early Viewings Recommended

Guide Price:
£400,000
FREEHOLD

17 Andor Avenue, Kingsteignton, Newton Abbot, TQ12 3EJ



1000s of homes sold in Teignbridge

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

17 Andor Avenue, Kingsteignton, Newton Abbot, TQ12 3EJ

Situated within this highly sought after cul de sac on the edge of the popular town of Kingsteignton we are pleased to offer for sale this older style 2/3 bedroom detached bungalow which occupies a level and generous corner plot. The bungalow itself offers spacious and versatile accommodation and is currently arranged as two bedrooms, spacious lounge with bay window, separate dining room/3rd bedroom, modern fitted kitchen, breakfast room/utility and a shower/wet room. Gas central heating and Upvc double glazing are installed and outside to the front there is a driveway leading to a single garage with workshop/store at rear and the rear garden is of a generous size mainly laid to lawn. Viewings come highly recommended to appreciate the spacious, flexible accommodation and lovely gardens on offer.

Andor Avenue is a level and highly sought-after cul-de-sac on the edge of Kingsteignton. The property is a short walk away from local shops, primary and secondary schools and Kingsteignton also offers an extensive range of local amenities including a wide selection of shops, doctors' surgery and vets, church, various public houses, restaurants and takeaways. A wider range of amenities can be found in the neighbouring market town of Newton Abbot where there is also a mainline railway station. For the commuter the A380 linking Torbay with Exeter and the M5 beyond is a short drive away.

The Accommodation:

A UPVC part obscure leaded double glazed entrance door leads to the entrance hallway with airing cupboard and access to loft. The lounge has a walk-in UPVC double glazed bay window with outlook to front, feature fireplace with inset gas living flame coal effect fire with recessed alcove to side and multi glazed double doors opening to the dining room/3rd bedroom which is dual aspect with UPVC double glazed windows to front and side and part obscure glazed door to the breakfast room/utility. The kitchen is fitted with a modern range of white high gloss wall and base units with work surfaces and matching splashback, inset single drainer sink unit, built-in oven and hob and space for fridge/freezer, tiled flooring, UPVC double glazed window enjoying pleasant outlook over the rear garden, obscure glazed door to hallway and opening to the breakfast room/utility which has a UPVC double glazed window enjoying a pleasant outlook over the rear garden, two storage cupboards, wall mounted gas boiler, spaces for washing machine and tumble dryer and part obscure glazed door to the rear porch with UPVC part obscure double glazed door to outside. Bedroom one has a UPVC double glazed window to front and bedroom two has a UPVC double glazed window to rear with two built in cupboards. There is also a shower/wet room which has a walk-in shower area with seat, low-level WC with concealed cistern, pedestal wash basin, part tiled walls, heated towel rail and two UPVC obscure double glazed windows.

Garden & Parking:

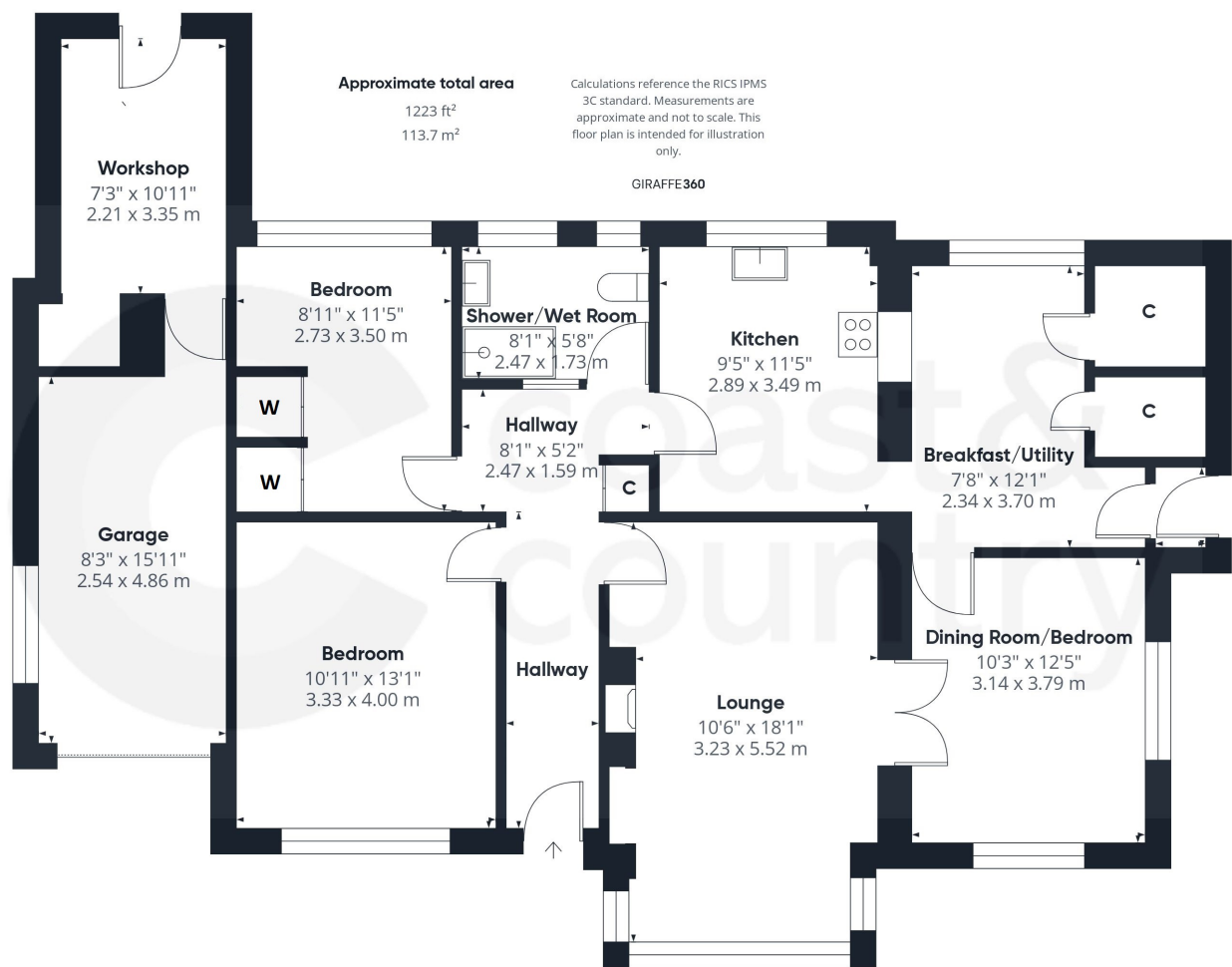
Outside to the front there are double gates and a tarmac driveway leading to a single garage. The front garden has been gravelled for ease of maintenance with palm tree and established shrubs and there is a paved path leading to the front door extending along the side of the bungalow to the rear garden which is of a generous size, enclosed and level with two lawned areas, circular raised borders, paved patio with large pergola, raised stone border, gravelled area, assortment of shrubs and an enclosed paved patio with timber shed. The single garage has a metal up and over door and courtesy door to workshop area at rear.

Directions:

From Newton Abbot take the A383 to Kingsteignton. Continue straight ahead at the Racecourse roundabout and then straight ahead again at the following roundabout B3195. Just after the Tesco Express take the first exit left at the Oakford roundabout. Turn immediately left into Broadway Road. Turn left again into Andor Avenue.



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Agents Notes:

Council Tax: Currently Band D

Tenure: Freehold

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

The sale of this property is subject to a grant of probate.

We have been unable to locate building control documentation for the extension.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	59 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.