



Kingsteignton

2x  1x 

ENERGY
RATING
E50

- Video Walk-through Available
- Charming Character Cottage
- Grade II Listed
- 2 Double Bedrooms
- Modern Kitchen and Bathroom
- Enclosed Garden
- External Utility Room
- Sought-After Location
- Ideal First Home
- Well-Presented Throughout

Guide Price:
£230,000
FREEHOLD

Kindle Cottage, Greenhill Road, Kingsteignton, TQ12 3BD



1000s of homes sold in Teignbridge

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

Kindle Cottage, Greenhill Road, Kingsteignton, TQ12 3BD

A charming detached character cottage which is situated in the highly-regarded and much sought-after older part of Kingsteignton. The cottage is grade II listed and the well-presented accommodation boasts two double bedrooms, lounge with beamed ceiling and ornamental multi-fuel burning stove, galley style kitchen and a modern bathroom/WC. Gas central heating is installed and outside there is a utility out house and enclosed cottage style garden.

This charming cottage will appeal to a wide range of buyers and viewings come highly recommended. Situated in the heart of Kingsteignton and within an easy walk is an extensive range of local shops, a primary school, public houses and other amenities. For the commuter, access to the A380 South Devon Link Road is within around half a mile, providing dual-carriageway access south to Torbay (4 miles approx.) and Exeter, and the M5 beyond (14 miles approx.). The nearby market town of Newton Abbot with its vibrant town centre and

The Accommodation:

A part obscure-glazed entrance door leads to the sitting room with feature fireplace and ornamental multi-fuel burning stove, beamed ceiling, deep cill window to side and folding door to the kitchen. The kitchen fitted with a range of shaker-style base units with granite worktops and inset undermount sink, built-in electric oven, induction hob and fridge, engineered oak flooring, window to rear, beamed ceiling, stairs to first floor with cupboard under and multi-glazed folding door to rear porch. The porch has engineered oak flooring, multi-glazed window to side, multi-glazed door to the rear garden, recessed shelving with wall-mounted gas boiler and door to the bathroom. Fitted with a modern suite comprising panelled bath with shower over, folding screen, tiling to surround, low-level WC, vanity wash basin, engineered oak flooring with underfloor heating, the bathroom has an obscure-glazed window and Velux window.

On the first floor the landing has access to a loft. Bedroom one has a window to side and a range of built-in cupboards and bedroom two has a window overlooking the rear garden.

Gardens:

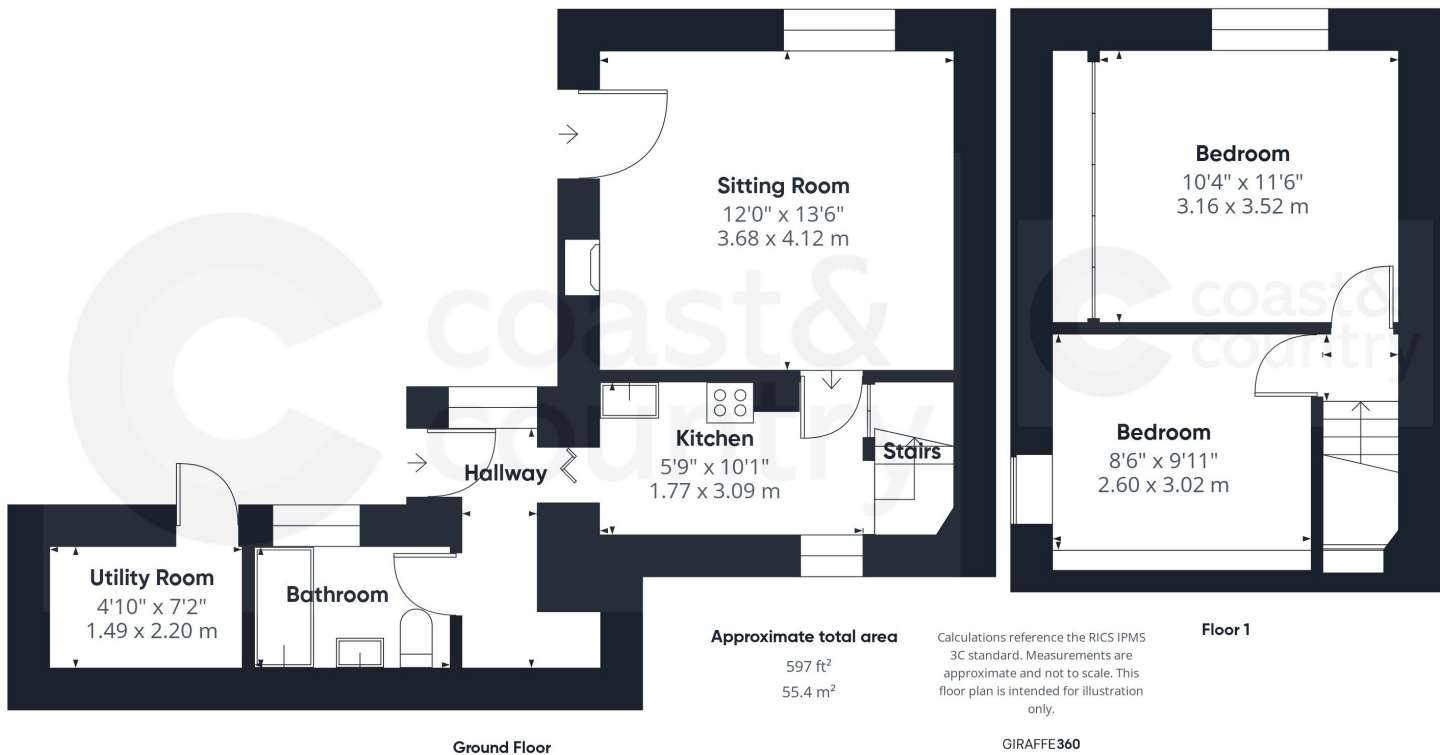
Outside there is an outhouse with utility area and the garden is enclosed with gate from road leading to a paved patio, steps leading to a further paved area with log store and stone retaining wall with steps to further area of garden with small wooden greenhouse, patio, timber shed and raised border.

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.



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Agents Notes:

Council Tax: Currently Band C
Tenure: Freehold
Mains water. Mains drainage. Mains gas. Mains electricity.
Grade II Listed
There is no HETAS certificate for the multi-fuel burner.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	50 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.