



Kingsteignton

2x  1x 

ENERGY
RATING
C71

- Virtual Tour Available
- Semi-Detached Bungalow
- 2 Double Bedrooms
- Modern Kitchen & Shower Room
- Open Plan Living Space
- Level Corner Plot
- Driveway and Single Garage
- Turn-Key Accommodation

Guide Price:
£265,000
FREEHOLD

2 Whitears Way, Kingsteignton, Newton Abbot, TQ12 3HQ

Occupying a virtually level corner plot within highly sought-after Kingsteignton, Coast and Country are pleased to have instructions to sell this very well-presented semi-detached bungalow.

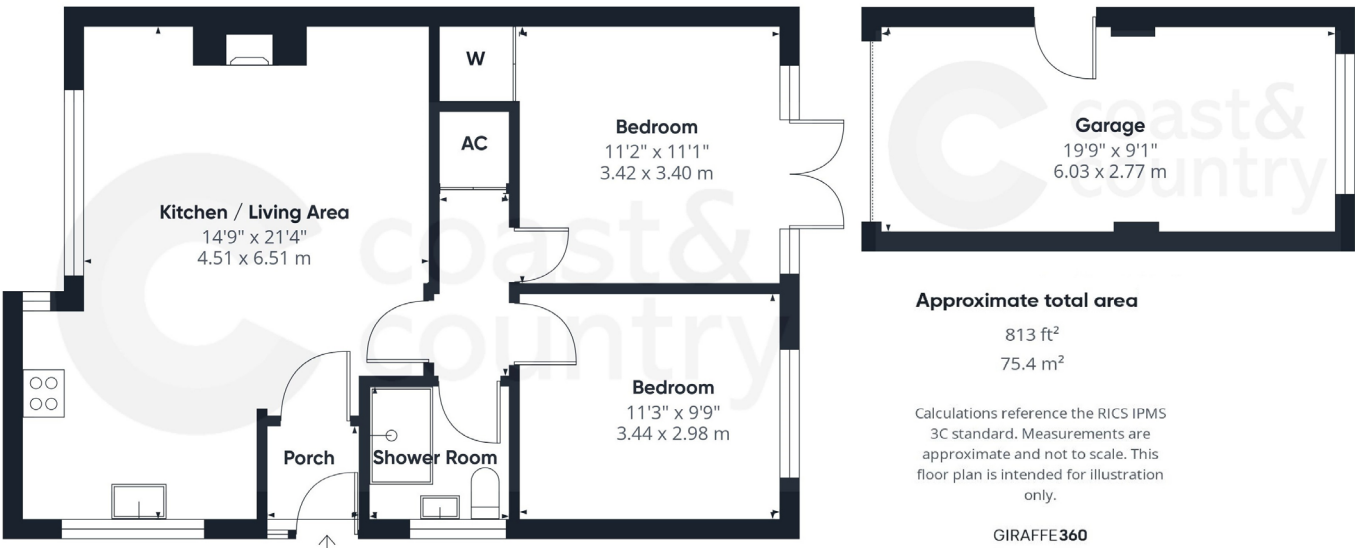
Whitears Way is situated in a popular residential area of Kingsteignton which offers an extensive range of local amenities including primary and secondary schools, various shops, doctor's surgery and vets, church, various public houses, restaurants and take-aways. A wider range of amenities can be found in the neighbouring market town of Newton Abbot. For the commuter, the property is convenient for the A380 linking Torbay with Exeter and the M5 beyond.

Accommodation: The accommodation is well-balanced and smartly-presented throughout. The living area with feature fireplace is fashionably open plan to a modern fitted kitchen with sleek, handleless high-gloss cabinets. Two double bedrooms overlook the garden and one features French doors. The shower room is contemporary with step in shower, white suite and feature tiling.

Outside: Corner plot gardens to three sides with paved and lawned areas.

Parking: Driveway parking for several vehicles and a detached single garage with up and over door.

Directions: From Newton Abbot take the A383 to Kingsteignton. At the racecourse roundabout continue straight ahead and then at the retail park roundabout continue straight ahead onto the B3195. At the Oakford roundabout take the first exit into Gestridge Road. Take the first right into Clifford Street and then second left into Whitears Way.



Agents Notes:

Council Tax: Currently Band C
Tenure: Freehold
Mains water. Mains gas. Mains electricity. Mains drainage.
The sale of this property is subject to a grant of probate.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 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.