



## Kingsteignton

- Video Walk-through Available
- End of Terrace Family Home
- 3 Bedrooms
- Good-Sized Lounge with Marble Fireplace
- Modern Fitted Kitchen
- Dining Room & Snug
- Family Bathroom & Separate WC
- Front & Rear Gardens
- Large Summer House
- Driveway Parking



3x 2x

 ENERGY  
 RATING  
 D68

**Guide Price:  
 £310,000**  
 FREEHOLD

# 4 Tuplins Football Lane, Kingsteignton, TQ12 3NB



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A deceptively spacious end of terrace family home in the highly sought after town of Kingsteignton. The extended and well-presented accommodation comprises three bedrooms, a large lounge, separate dining room, kitchen, snug, cloakroom/WC and bathroom. Gas central heating and double glazing are installed and outside there are easy to maintain gardens and driveway parking. Internal viewings are recommended to appreciate the accommodation and condition, and the property will appeal to a wide range of buyers.

Football Lane is a popular road within the sought-after town of Kingsteignton, itself offering an extensive range of local amenities including primary and secondary schools, various 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. For the commuter the property is convenient for the A380 linking Torbay with Exeter and the M5 beyond.

## **The Accommodation:**

A double-glazed stable door with side panel leads to the entrance porch with glazed door to the hallway. A cloakroom/WC with low-level WC, wash basin and part-wood panelled walls. The hallway has stairs to first floor with cupboard under. The lounge has a feature marble fireplace, double-glazed French doors opening to the garden and double-glazed window to rear. There is a modern fitted kitchen with a range of oak fronted wall and base units with work surfaces, tiled splashback, inset single drainer sink unit, built-in double oven, hob and dishwasher with spaces for fridge/freezer and washing machine, wall mounted gas boiler and double-glazed window to front. The dining room has a double-glazed window to side and door to snug with double-glazed window to front and access to loft.

Upstairs, the landing has access to loft and a double cupboard with tank and shelving. Bedroom one has a range of built-in bedroom furniture including wardrobes, bedside tables and chest of drawers and double-glazed window to rear. Bedroom two has a double-glazed window to front and bedroom three has a double-glazed window to rear and built-in mirror fronted wardrobe. The bathroom has a white suite comprising panelled bath with mixer tap and shower attachment, rail and curtain with tiling to

surround, low-level WC, pedestal wash basin, tiled walls and double-glazed window.

## **Parking:**

Outside to the front there are double wooden gates leading to a large brick paved driveway with parking for two vehicles.

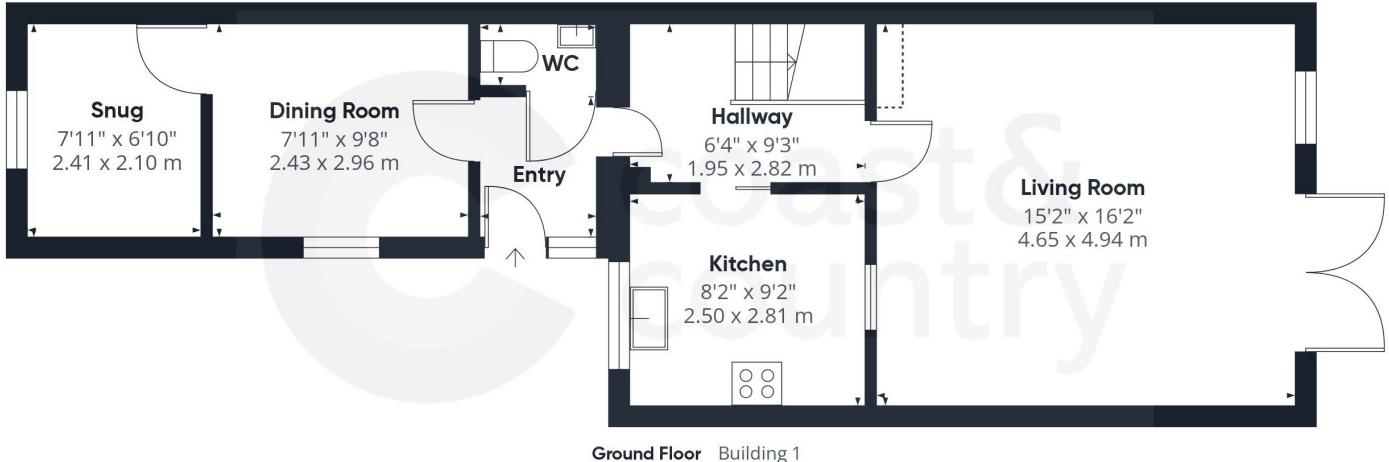
## **Gardens:**

To the front, there is a timber shed and a secluded, paved and gravelled courtyard garden with seating area. The rear garden is paved and gravelled for ease of maintenance making an ideal area for alfresco dining or enjoying the sun and has a large timber summer house divided into two areas suitable for playroom/home office and storage area.

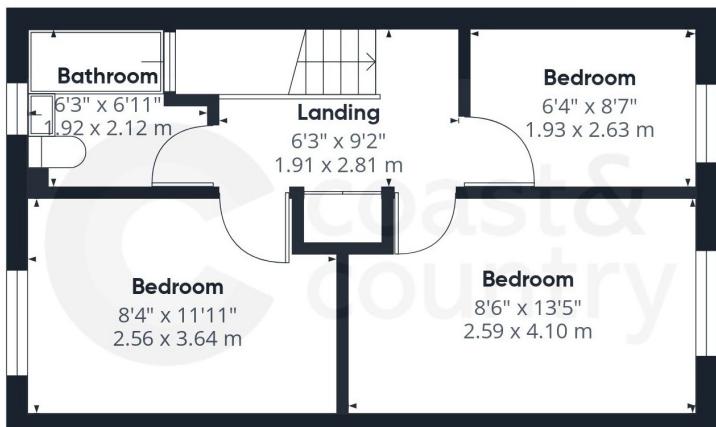
## **Directions:**

From Newton Abbot take the B3195 for Kingsteignton. Continue straight ahead at the racecourse roundabout. At the next roundabout take the first exit left continuing along B3195. At the following roundabout (Oakford) take the first exit left and continue straight ahead along Gestridge Road B3195. Continue straight ahead at the crossroads and then take the first right into Rydon Avenue. Turn immediately right into Football Lane where Tuplins can be found on the right hand side.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

#### Approximate total area

981 ft<sup>2</sup>  
91 m<sup>2</sup>

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

#### Agents Notes:

Council Tax: Currently Band C

Tenure: Freehold

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

#### Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plans - For Illustrative Purposes Only

Disclaimer: Any information provided is purely a guide and is not 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 of 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 ± 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.