



2 Kingfisher Way
Kingsteignton, TQ12 3FW

OFFERS INVITED £339,995

- Detached Family Home
- Four Bedrooms (Master En-Suite)
- Open Plan Kitchen/ Dining Room
- Large Glazed Conservatory
- Living Room
- Family Bathroom/ Wc
- Cloakroom & Laundry
- Landscaped Rear Garden



PROPERTY DESCRIPTION

We are pleased to offer this four bedroom family home with an open plan kitchen/dining room, large glazed conservatory, a cloakroom, laundry cupboard & a separate lounge on the ground floor. Upstairs, there is a master bedroom with en-suite, three further bedrooms & a family bathroom/ wc. Outside you will find an enclosed garden to the rear, which is currently being re-landscaped and offers a good degree of privacy. There is a garage with courtesy door, driveway and garden to the front.

More than anything this is a home with hidden depths, for behind its unmistakable arts and crafts frontage stretches a space of multiple rooms flexible enough to meet the needs of family life.

LOCATION

Despite its close proximity to Newton Abbot, Kingsteignton is proudly a separate town in its own right, with a wealth of facilities, clubs and societies. In fact, such is the local pride, that it changed from being Britain's largest village to being a town, just to protect its individual identity – which tells you all you need to know about how positively people view living there.

At the head of the Teign Estuary, surrounded by delightful Devon countryside, yet just two miles from mainline rail services to London at Newton Abbot, Moorland Reach, Kingsteignton is perfectly placed for you and your family. It won't take long before you find yourself sharing the pride of this special south Devon town yourself.

Amenities

There is a Tesco Express close to the development, with a major Tesco superstore in the town and a 24 hour Tesco or Asda in Newton Abbot.

Local doctors can be found at Kingsteignton Medical Practice (Sat Nav TQ12 3HN call 01626 357080), with dentists available at Gestridge Dental Practice (Sat Nav TQ12 3EZ call 01626 209980)

Dining

Gastro pubs are the order of the day in this area, with a choice of delicious dining options close to the development. Check out the top rated Bell Inn, Ten Tors or Old Rydon Inn, with The Passage House, The Thatched Cottage and the Sandygate Inn all worth a visit.

For a more sophisticated dining experience, head into Torquay for Michelin Star chef Simon Hulstone's Elephant restaurant or the Grand Hotel, home of celebrity chef Richard Hunt.

Leisure

Kingsteignton has a huge choice of sports and leisure facilities, with a wealth of clubs and societies to match, from badminton to boxing, swimming to tennis. There are also competitive local football and rugby teams too. Newton Abbot is a regular fixture on Britain's horseracing calendar, with a popular season of summer jump racing, or you can take a ride yourself on nearby Dartmoor.

Golfers will be spoiled for choice with several challenging courses close to the town, including Bovey Castle, Stover and Dainton golf clubs.

For leisure, head to the Alexander Theatre in Newton Abbot for both films and live performances, or check out the wide array of entertainment in the popular tourist town of Torquay.

Shopping

Kingsteignton has a good selection of shops in the town centre. There is also out of town shopping at Kingsteignton Retail Park close

to the development, which features major fashion and household names such as Next and Matalan. Trago Mills, to the north of the town, offers 110 acres of shopping and leisure, with something for all the family, including fairground rides.

Newton Abbot has an historic farmers' market dating back over seven centuries, while both Plymouth and Exeter have modern shopping malls with all your favourite high street and designer names.

Transport

The A380 forms the Kingteignton by-pass, linking easily to Plymouth, 30 miles to the west, and Exeter, 20 miles to the east. Torquay is just over 10 miles away and Dartmoor National Park is around 5 miles to the north. The main route out of the West Country, the M5, is just under half an hour's drive.

Newton Abbot Station is just two miles from the development, and features major park and ride facilities for commuters. Direct trains link to London in just 2¾ hours and to Plymouth in just 40 minutes via the famous scenic Riviera Line. For overseas travel, Exeter Airport is close at hand, or you can catch a continental ferry from Plymouth to the north of France or Spain.

ACCOMODATION COMPRISES;

ENTRANCE

via obscured glazed upvc door to;

ENTRANCE HALL

Tiled mosaic floor. Radiator. Stairs rise to first floor, understairs storage cupboard. Double glazed window to side aspect at half landing. Doors radiate to;

CLOAKROOM/ WC

Obscure double glazed window to front aspect. Tiled floor. Low level wc, corner wash hand basin with tiled splash back. Radiator.

LIVING ROOM

Double glazed window to front aspect. Radiator.

OPEN PLAN KITCHEN/ DINING ROOM

Double glazed window to rear aspect overlooking the rear garden. Upgraded kitchen comprising of matching units in Sage green with integral fridge and freezer, full size dish washer, double oven, 4 gas burner hob and extractor hood above. 1 1/2 stainless steel sink with side drainer and granite work tops. Tiled floor. Radiator. Door to laundry cupboard housing space and plumbing for washing machine, work top and space above for Tumble dryer. Extractor fan. Large open arch way leads through to the Conservatory.

CONSERVATORY

Double glazed construction with double patio doors to rear garden. Telephone point. Wall mounted electric heater. TV point. Tiled floor (continued from the open plan kitchen/ dining room)

FIRST FLOOR LANDING

Loft hatch. Airing cupboard housing boiler and Megaflo tank. Radiator. Doors radiate to;







MASTER BEDROOM

Double glazed window to front aspect. Radiator. Built in wardrobes and door to;

EN-SUITE

Walk in double shower cubicle. Wash hand basin, low level wc. Tiled floor. Heated towel rail. Extractor fan.

BEDROOM TWO

Double glazed window to rear aspect overlooking the rear garden. Built in wardrobes. Radiator.

BEDROOM THREE

Double glazed window to rear aspect overlooking the rear garden. Radiator.

BEDROOM FOUR

Double glazed window to front aspect. Radiator

FAMILY BATHROOM/ WC

Obscured double glazed window to side aspect. Panelled bath with glass shower screen, mixer taps, tiled surround and separate shower over. Wash hand basin. Low level wc. Tiled floor. Heated towel rail. Extractor fan.

OUTSIDE

FRONT GARDEN

A path leads from the main pavement and drive way to the main entrance. Planted borders to edges.

REAR GARDEN

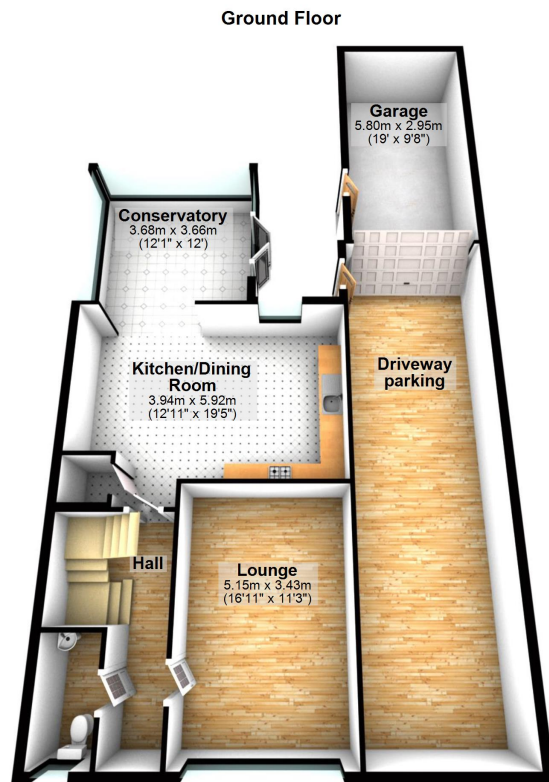
Enclosed rear garden which is currently being re-landscaped; a detailed plan of which can be viewed on request. There is currently gated access from the drive way and a courtesy door to the garage and patio area from the conservatory. Outside tap. Outside power point.

GARAGE

Detached garage with pitched roof. Power and light. Courtesy door to the rear garden.

DRIVEWAY

Provides off road parking to the front of the garage for two vehicles.



Total area: approx. 121.5 sq. metres (1308.0 sq. feet)
2 Kingfisher Way, Kingsteignton

COUNCIL TAX BAND

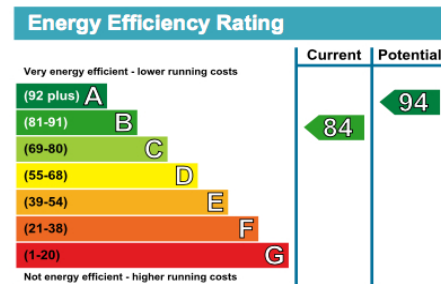
Tax band 'D'

TENURE

Freehold

LOCAL AUTHORITY

Teignbridge District Council



OFFICE

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements