



***Our View*** “*Delightful property offering spacious accommodation and period features in the heart of Kingsteignton*”

A superb and deceptively spacious period property arranged over three levels with living room, dining area, well-presented kitchen and three double bedrooms, along with gardens, garage and off road parking for up to six cars.

The accommodation begins with the entrance porch with wooden flooring which continues through much of the ground floor. A door provides access to the entrance hallway which leads through to the spacious and welcoming dining room with continued wooden flooring, an original fireplace, storage space into a recess, further storage beneath the stairs and a double glazed window to the rear. A door provides access to the kitchen situated at the rear of the property which features a matching range of wall and base level units with roll top work surfaces with a ceramic mixer tap sink and drainer. Built in appliances include an oven with a gas hob and extraction hood and light above and there is space for a fridge/freezer, washing machine, dishwasher and tumble dryer. The kitchen also houses the combination boiler and there is tiled flooring, part tiled walls, inset spotlights, double glazed windows to the side and rear and a barn style door leading to the side. From the entrance hallway a door provides access to the lounge which is a delightful room situated at the front of the property with a feature open fireplace, with storage space in the recess on either side, and a double glazed bay window to the front.

Stairs rise to the spacious first floor landing which provides access to two double bedrooms, both with double glazed windows, with the master bedroom being

an exceptionally spacious room running the whole width of the property with a feature fireplace and a large double glazed bay window to the front. On this floor you also have a fitted bathroom with a suite comprising a low level WC, pedestal wash hand basin and panelled bath and there are part tiled walls and an obscure double glazed window to the rear. Adjacent to this room you have a separate WC with low-level WC, pedestal wash hand basin with storage beneath and a double glazed window to the side.

From the landing a door provides access to a staircase leading to the second floor which features the third bedroom which is a spacious double with two double glazed velux windows to the front and rear allowing much natural light. A door provides access to an en suite shower room with a pedestal wash hand basin and shower fed from the mains and a further velux window. To the rear of the en suite you also have a door providing access to additional loft storage space that is situated in the eaves.

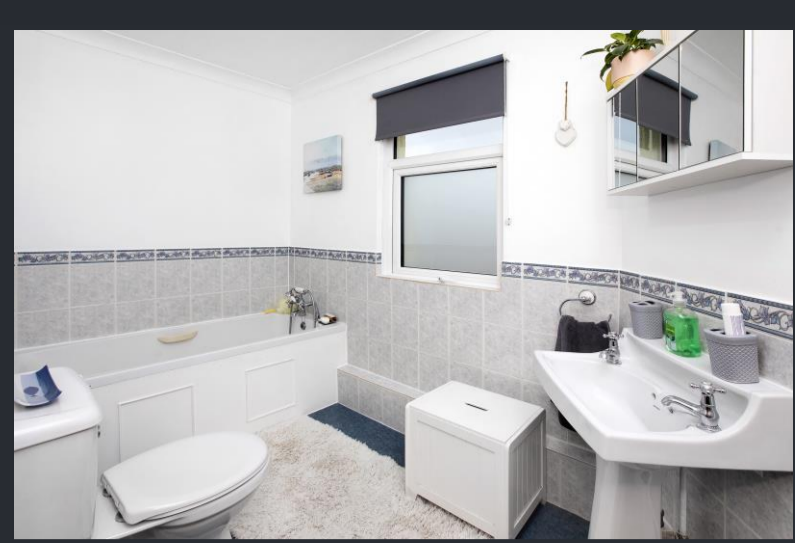
Externally to the rear, accessed from the kitchen, you have a low maintenance garden providing paved and patio areas, being an ideal space for outside dining and entertaining. An enclosed area has a door providing access to the office which has Internet connection, electrical power points and a door providing access to a further workshop providing for a range of practical uses. Two gates provide access to the large stone chip shared driveway at the side which leads to the rear of the property where you have access to the garage which has a metal up and over door with power and light provided.

Off-road parking is available for a number of vehicles. There is also an additional garden that leads from the parking area which features enclosed gated access with a exposed stone pathway leading through passing a range of attractive flowerbeds, a and vegetable patch

The property is conveniently situated in the heart of Kingsteignton, which has a good range of amenities including primary and secondary schools, shops, superstore, swimming pool, racecourse, pubs and restaurants. The market town of Newton Abbot is a short distance away with a wider range of facilities including a hospital, schools, leisure centre and rail station on the London Paddington - Plymouth mainline. There is good dual carriageway access

- Entrance porch and hallway
- Living room with feature open fireplace
- Dining room with fireplace
- Fitted kitchen
- Two first floor double bedrooms
- Bathroom and separate WC
- Second floor double bedroom (en suite shower room)
- Garage and off road parking for a number of cars
- Office and workshop
- Low maintenance rear garden and additional offset garden





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		73
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>	39	
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC  
WWW.EPC4U.COM

