



Our View “Charming cottage with period features and a delightful garden”

Built approximately 200 years ago, this truly delightful three bedroom semi detached cottage benefits from a driveway, spacious gardens and a detached barn.

The accommodation comprises the entrance hallway which provides access to the main living areas with a dining/sitting room situated at the front of the property with a double glazed window to the front. Adjacent to this room is the living room which features a delightful woodburner with an exposed stone surround and a door to a useful and spacious storage cupboard situated beneath the stairs. Double doors from the living room lead into the kitchen which forms part of an extension and comprises a range of matching wall and base level units with a mixer tap sink and drainer. Built in appliances include an oven and gas hob and there is space for a washing machine and dishwasher and a double glazed window and door to the garden. A door leads into the modern fitted shower room with a suite comprising a low level flush WC, pedestal wash hand basin and shower from the mains and there is a storage cupboard and a double glazed window to the rear.

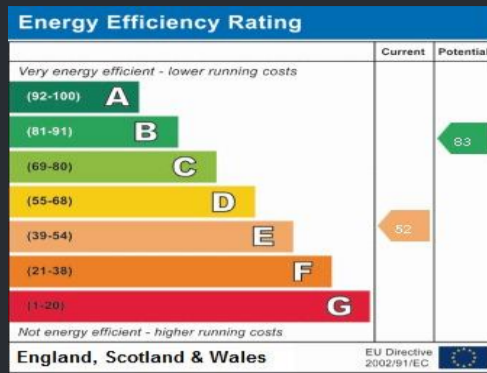
To the first floor you will find three bedrooms, two doubles and a single, leading to a spacious landing area which could be used as a study. A door leads into the family bathroom with a low level flush WC, pedestal wash hand basin and bath and there are part tiled walls and a double glazed window to the rear. From the landing you have a hatch to the loft space.

Externally to the front you have a stone chipped driveway providing off road parking for two to three cars and a pathway to the front entrance passing a level lawn. Gated access at the side leads to the rear garden which is deceptively spacious and benefits a well presented level lawn bordered by a pleasant assortment of mature flowerbeds. A wooden built summer house is found at the end of the garden while in the far corner is a heated swimming pool measuring approximately 5 metres by 3 metres and 1 metre deep with a patio in front bordered by fruit trees and hedges, creating an ideal private space. There is also a wooden built storage shed. To the side of the property you have a detached barn which is a versatile space creating potential for a range of uses from office/business use to an annexe. To the ground floor you have three rooms with stairs rising to a room on the first floor and the barn has gas connected and is partially double glazed.

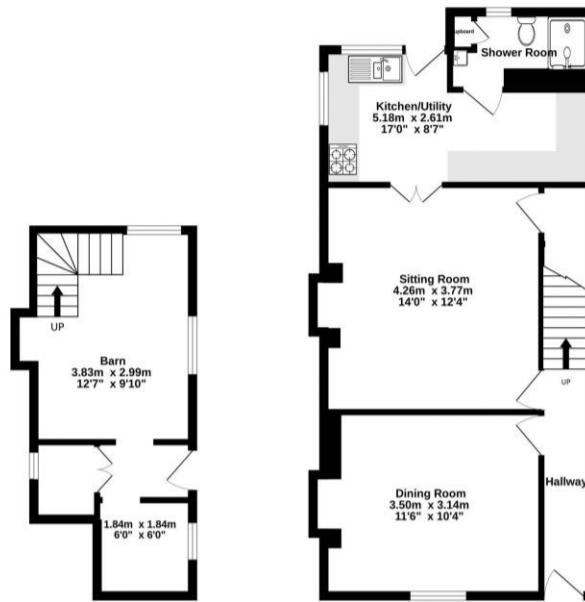
Kingsteignton has a good range of amenities including primary and secondary schools, shops, superstore, swimming pool, racecourse, pubs and restaurants. The market town of Newton Abbot is a short distance away with a wider range of facilities including a hospital, schools, leisure centre and rail station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

- Entrance hallway
- Dining/sitting room
- Living room with woodburner
- Kitchen
- Ground floor shower room
- Three bedrooms
- Spacious landing/study area
- Family bathroom
- Off road parking for two to three cars
- Deceptively spacious garden with heated swimming pool

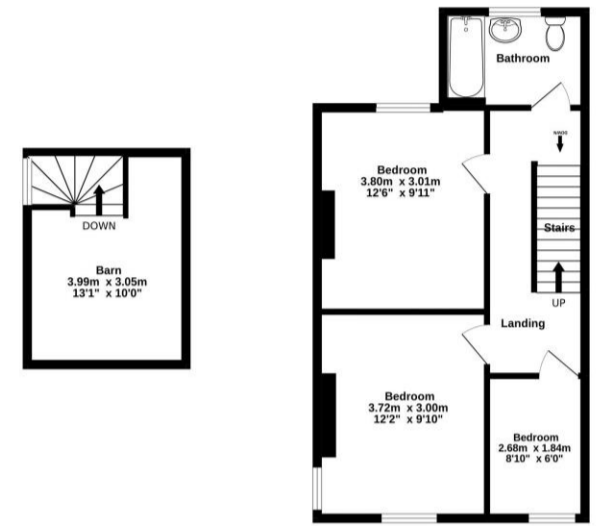




Ground Floor
76.5 sq.m. (823 sq.ft.) approx.



1st Floor
58.0 sq.m. (625 sq.ft.) approx.



TOTAL FLOOR AREA : 134.5 sq.m. (1448 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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