



***Our View*** “A great opportunity to acquire a detached property in need of some updating in a popular location”

A two bedroom detached bungalow in need of some modernisation with a garage, off road parking and private gardens situated in the heart of Kingsteignton.

The accommodation comprises the entrance hallway providing access to the principal rooms including the living room which is bright and spacious and features a fireplace with mantle surround, double glazed bay window to the front and a window to the side. Continuing through the hallway you have a dining room with a double glazed door to the rear garden. An opening leads to the kitchen which features 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 fridge/freezer, dishwasher and washing machine. The kitchen also houses the boiler and there is a double glazed window to the side and a door to the garden.

From the hallway you have access to two double bedrooms, both with built in wardrobes and the master benefits from an en suite WC and a bay window to the front. Completing the accommodation is the spacious bathroom with a suite comprising a low level WC, pedestal wash hand basin and over sized corner bath and there are

part tiled walls and an obscure double glazed window to the rear. From the hallway you have a hatch providing access to the loft.

Externally to the front you have a stone chip driveway providing off road parking for a number of cars. Double gates at the side lead to further parking and the detached garage with a metal up and over door. Gated access at either side leads to the level rear garden which is private and enclosed and laid to lawn.

The property is conveniently situated on the edge 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 to Plymouth, Exeter and the motorway network beyond.

- Entrance hallway
- Living room
- Dining room
- Kitchen
- Two double bedrooms
- Spacious bathroom
- Detached garage
- Stone chip driveway with parking for a number of cars
- Private and enclosed rear garden
- No chain







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		
B	(81-91)		86
C	(69-80)		
D	(55-68)	62	
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			

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