

SIMPLY GREEN

32 Blindwell
Avenue



Semi Detached Bungalow

Level Plot

Open Plan Lounge Dining room

Modern Fitted Kitchen

Breakfast Room

Two Double Bedrooms

Modern Bathroom

Garage with Driveway Parking

Gardens

Freehold/Council Tax C

This is a superbly presented semi detached bungalow, situated on a level plot with beautifully landscaped gardens and is being sold chain free. The property offers two bedrooms, modern bathroom, open plan lounge diner, modern kitchen, breakfast room, garage, driveway parking and landscaped front and rear gardens. Conveniently located close to the A380 for commuters to Exeter and Torbay, Kingsteignton has various amenities, including 3 primary schools, a secondary school, parish church, a variety of shops, an outdoor swimming pool, petrol stations, restaurants and pubs. There is a handy Tesco Express convenience shop within walking distance and local stores include Next, Lidl and Tesco supermarkets as well as general shops.



Accommodation

A uPVC sliding glazed patio door opens into a small porch. An internal wooden glazed door opens into the entrance hallway. The entrance hallway has a grey carpet, useful coat storage, a radiator, an airing cupboard housing the Combination boiler and doors to all the rooms. A wooden sliding door opens into the kitchen. The modern fitted kitchen has been extended giving space for a breakfast room with views out to the rear garden. The kitchen has a range of white wall and floor units with contrasting dark marble effect worktops and black, grey and white tiles complete the stylish look. Included is the built in electric oven, gas hob, extractor fan and the stainless steel sink with drainer. There is also space and plumbing for a dishwasher and washing machine and space for an upright fridge freezer. The breakfast room has space for a table and chairs and a door to the rear garden. Moving through to the open plan lounge dining room you are greeted with a spacious, bright and airy room. A focal point is the feature stone fireplace (current not used). It has a radiator and a large window to the front. Grey carpet flows through to the dining room, The dining room offers you plenty of space for a dining table and chairs plus other furniture. This also has a large window which overlooks the rear garden. Bedroom one is a large double with built in wardrobes and a radiator. The floor is carpeted and a window looks out to the front of the property. Bedroom two is a carpeted double with a radiator and also has a built in wardrobe. The window overlooks the rear garden. The modern look bathroom has white tiled walls, vinyl flooring, a heated towel rail, an obscure window and a white suite comprising; a bath with an electric shower over and glass screen, a vanity hand basin with storage cupboard below and a low level W.C.

Outside

To the front of the property, a herringbone brick driveway leads to the garage. A lawned front garden with established plants is bordered with a small brick wall to the front and wooden fence to the side. The single garage has an up and over door and has electrics internally. Adjacent to this is a wooden workshop/shed with a door giving access to the rear garden. The enclosed rear garden can also be accessed from the kitchen. This has been landscaped with different areas to enjoy. A paved pathway leads to the patio area, ideal for an outside table and chairs to enjoy the summer evenings and barbeques. Around the patio is an area of lawn and this is bordered by a wide raised bed with established flowers, plants and shrubs. To the side of the breakfast room is a lovely decked area, ready for you to enjoy the sunny days/evenings. To the opposite side of the garden is another area of lawn, currently home to a trampoline and next to this is small pond with stone chipping to the rear.

Viewings To view this property, please call us on 01626 798440 or email sales@simply-green.co.uk and we will arrange a time that suits you.

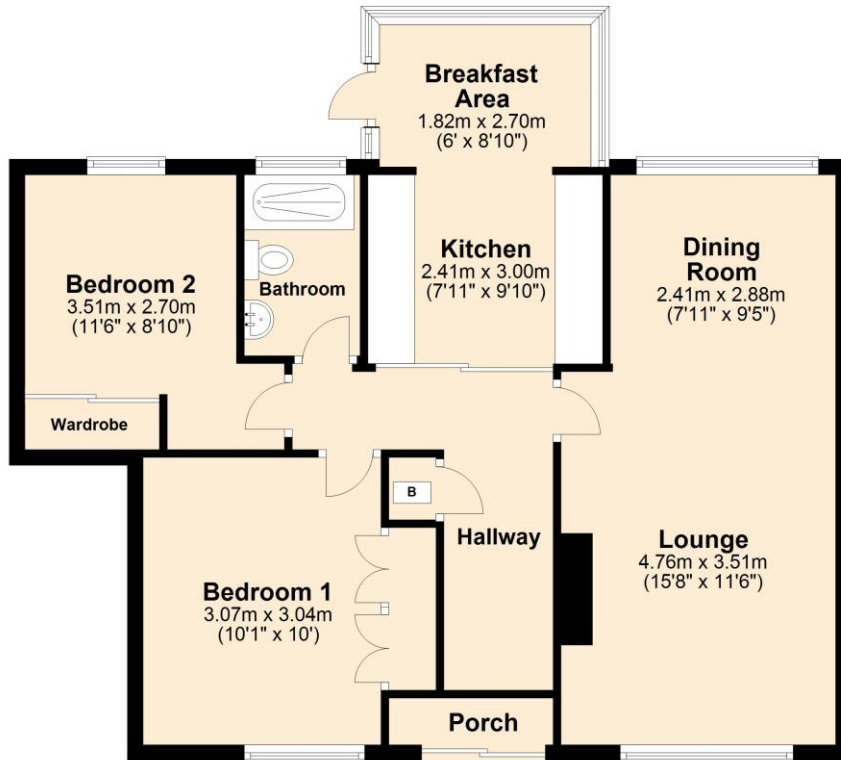
Directions From Newton Abbot continue on Kingsteignton Road, passing Tesco on your left-hand side. Upon reaching the roundabout, take the second exit passing Homebase on your left. Continue on this road until the next roundabout. Take the first exit left onto Vicarage Hill and the next right onto Tarr's Avenue. Again, take the next right onto Blindwell Avenue, follow the road around and the property can be found on the right hand side.

Services Mains Electricity. Mains Gas, Mains Water. Mains Drainage.
Local Authority Teignbridge District Council



Ground Floor

Approx. 73.9 sq. metres (795.8 sq. feet)



Total area: approx. 73.9 sq. metres (795.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC: E

COUNCIL TAX BAND: C

TENURE:
FREEHOLD

For more information on this house or to arrange a viewing please call the office on:

01626 798440

Alternatively, you can scan below to view all of the details of this property online.



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