

SIMPLY GREEN

48 Gestrige
Road



Semi Detached Period Property

Living Room

Dining Room.

Kitchen

Downstairs Shower Room

Four Bedrooms

Bathroom

Garage & Carport

Gardens

Freehold/Council Tax C



A 1920's semi detached family home located in the sought after town of Kingsteignton. This characterful property offers four bedrooms, a family bathroom, living room, dining room, fitted kitchen, a downstairs shower room and a utility area. Outside the property has front and rear gardens plus a single garage and a carport.

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. Within a mile is a walk through Hackney Marsh nature reserve, to the Teign estuary. A mile in another direction is the cycle path to Bovey Tracey or Newton Abbot.

Accommodation

The entrance hallway is carpeted and has a radiator. There are stairs to the first floor and doors to the living room, dining room and kitchen. The living room is a characterful room with a feature fireplace (Cast iron fire - currently not in use) and alcoves either side, It has light oak effect laminate flooring, a radiator, a large bay window letting in plenty of natural light and a picture rail to complete the look. The dining room is another room with character and also has light oak effect laminate flooring. There are alcoves either side of the chimney breast, a radiator and a window to the rear of the property.

On the way to the kitchen is the spacious under stairs storage cupboard. As you enter the kitchen/breakfast room, a useful airing cupboard is found on your left. This houses the boiler and has space to store your linens. The kitchen has light wood effect laminate flooring and a range of ivory wall and base units with contrasting wood effect worktops. Attractive blue brick tiled upstands set off the worktop. There is space for a free standing electric oven/hob and space and plumbing for a washing machine. The room is bright with two windows to the side. The breakfast room is open plan to the kitchen and offers built in seating and space for a table.

Adjacent to the kitchen is a small utility area with laminate flooring. It has space for a tumble dryer, an under counter fridge and has a range of shelves included. There is a window to the side.

An internal door opens into the downstairs shower room with tiled flooring. it comprises; shower cubicle with electric shower, a wall mounted hand basin, a low level W.C. and an extractor fan.

A uPVC glazed external door opens out to the rear garden with a timber porch over.

First Floor Accommodation

Carpeted stairs rise to the first floor landing. A window gives plenty of light to the landing. There are four stairs to the front bedrooms and three stairs the the rear bedroom and bathroom.

Bedroom one is a large double with a built in wardrobe, radiator and a bay window to the front.

Bedroom two is a carpeted double with a built in wardrobe and a window overlooking the rear garden.

Bedroom three is currently set up as a kitchenette but can easily be returned to a bedroom.

Bedroom four is a nursery room/home office with a window to the front. The family bathroom has laminate flooring, plastic cladding to the walls, a radiator and an obscure window. The suite comprises; white bath with shower over and shower curtain, pedestal hand basin and a low level W.C.

Outside: A wrought iron gate opens into the enclosed front garden. This has established borders with plants and shrubs and a stone chipped low maintenance area. A pathway leads to the front door and to a wooden gate giving access to the rear garden. The rear garden can also be accessed through an external wooden porch from the back door. The landscaped gardens offer a variety of established borders, an area of lawn, a paved patio ideal for entertaining and a larger hard standing, useful for barbequing and for further seating if required.

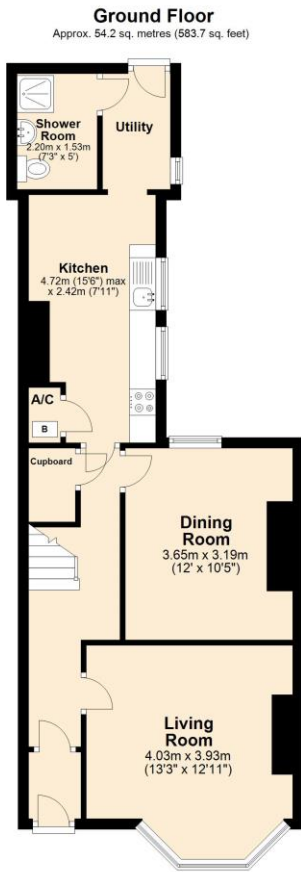
A side pathway continues down to a brick built workshop. This is adjacent to the carport with metal gates securing the garden. Outside of the gates is a block of garages with the nearest garage belonging to the property.

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.

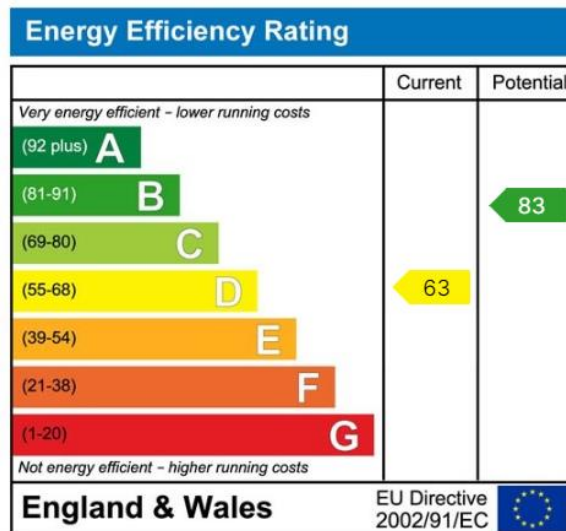
Directions: From Newton Abbot continue on Kingsteignton Road, passing Tesco on your left-hand side. Upon reaching the roundabout, continue straight across. Proceed on Newton Road for some distance and upon reaching the next roundabout, take the first exit. Continue, passing Lidl and take the first exit at the roundabout, onto Gestridge Road. Proceed on Gestridge Road, for a short distance where the property will be found on the right hand side just up from the chemist.

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





Total area: approx. 102.5 sq. metres (1103.3 sq. feet)



EPC: D

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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