

SIMPLY GREEN

173 Exeter
Road



Spacious Refurbished Detached Bungalow

Three Double Bedrooms One Ensuite

Modern Bathroom With Walk In Shower

Modern Fitted Kitchen

Spacious Lounge Dining Room

Versatile Office with Electrics

Enclosed Rear Garden

Ample Parking For Five Plus Cars

Close To Schools

Freehold/Council Tax D

This property is situated within Kingsteignton and is 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 Co op convenience shop within walking distance and local stores include Next, Lidl and Tesco supermarkets as well as general shops.

The bungalow has been completely refurbished throughout, including a new roof, double glazing, new electrics, new plumbing and a great extension at the rear giving the property a spacious lounge and dining area with bi folding doors to the garden. It offers a new Heat source pump and under floor heating throughout.

Agents Note: The property offers a choice of finishings to various rooms. This will need to be discussed with the vendor but gives you the choice to add your own stamp to the Bungalow.



Accommodation:

A grey composite front door opens into the entrance porch with shoe storage shelves. An internal door opens into the hallway with access to all the rooms.

Bedroom one is a double room and has a walk in wardrobe with a large upright tilt and turn window and an Ensuite shower room adjacent catering to all your needs.

Bedroom two is a large double with a box window to the front and has plenty of room for bedroom furniture.

Bedroom three is also a large double but has a bay window adding a stylish look to the room.

The large family bathroom has a vaulted ceiling with a Velux window allowing plenty of natural light and porcelain tiled walls give the room a stylish look. The suite comprises; Oval bath, wall mounted vanity basin, wall mounted W.C and a large walk in shower with a rainfall shower head and handset.

If you're looking for a spacious kitchen, this not only has space for all your needs but also has a vaulted ceiling adding to the grandeur of the room. This has potential for you to choose the finishing design with the builder.

From the kitchen there is an walkway through to the extended open plan living and dining room. This is a very generous size room with a window overlooking the rear garden and tri folding doors opening out to the paved patio area making this a great for entertaining.

Outside:

The front of the property has been laid with stone chipping and offers parking for five plus vehicles..

The enclosed rear garden is home to a timber office with electrics and plumbing available. The garden is enclosed with a new wooden fence and has an area of lawn and a raised paved patio, ideal for outside entertaining.

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 the A380 heading towards Torquay, take the B3193 exit towards Kingsteignton/Chudleigh. Turn left onto the B3195. Continue on this road for some distance, continuing across the roundabout onto Exeter Road. Proceed for a short distance where the property will be found on the right hand side.

Services: Mains Electricity. Mains Gas, Mains Water. Mains Drainage.

Local Authority:
Teignbridge District Council





EPC: TBC

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.



88 Queen Street
Newton Abbot
Devon
TQ12 2ET