

SIMPLY GREEN

Gestrige Road
Kingsteigton



End of Terrace Period Property
Spacious Living Room & Sitting Room
Dining Room
Fitted Kitchen
Downstairs W.C
Three Bedrooms
Family Shower Room
Garage & Driveway Parking
Gardens
Freehold / Council Tax Band D



This beautiful period property offers plenty of character and spacious accommodation throughout. Located in the sought after town of Kingsteignton, the property offers a generous size living room, dining room, sitting room, sunroom, kitchen, downstairs W.C, three bedrooms and a family shower room. Externally there is a single garage with driveway parking and 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:

The front entrance is located at the sunroom with a glazed wooden door giving access, however, the rear door is by the garage and parking and tends to be used as the main entrance. This opens into the porch with a door to the downstairs W.C and a door into the kitchen.

The kitchen has a range of modern fitted wood effect wall and floor units with contrasting worktops giving you storage and workspace. Included is a free standing electric oven/hob and a stainless steel sink. There is space and plumbing for a washing machine and a window looking out to the side.

A glazed door opens into the versatile sitting room. This has the potential to be used as a larger kitchen breakfast room if required. A cupboard houses the combination boiler and further fitted cupboards give you plenty of storage. A large window makes this a bright and airy room, The capacious living room is full of character with a large bay window and a second tall window giving you ample daylight into the room. The focal point of the living room is the feature fireplace with alcoves either side and a stained glass door compliments the look. A second door opens into the dining room.

Another good size room, the dining room offers plenty of space for a table and chairs and other furniture. In addition there are alcoves, a radiator and a glazed door to the sun room. If you are looking for a place to relax and unwind, the sunroom is ideal. It is glazed to two sides with a glazed wooden front door and has a tiled floor.

Carpeted stairs rise to the first floor landing with a loft hatch and a window giving plenty of light. The principle bedroom is a spacious and light room with built in wardrobes, two radiators and a bay window. The room offers plenty of space for other bedroom furniture.

Bedroom two is a large double with plenty of space for bedroom furniture. It has a radiator and a window to the side providing plenty of light.

Bedroom three is a large single with two built in wardrobes and storage cupboards above. There is a window overlooking the rear garden with a radiator below.

To complete the first floor is the modern and stylish shower room, with tiled walls, vinyl flooring and an obscure window. The stylish suite comprises; a large enclosed shower with sliding door, a large vanity unit housing the low level W.C and the hand basin with lots of useful storage. In addition to the suite there is an electric wall heater, a towel rail and a large mirror.

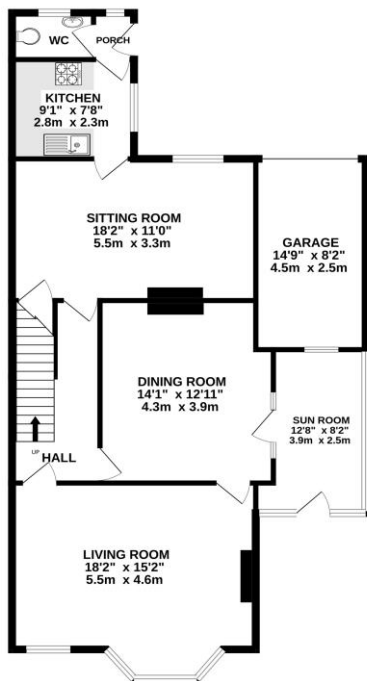
Outside:

The front garden is enclosed with a stone wall. A wrought iron gate gives you access to the low maintenance garden with a paved area landscaped with small bushes and shrubs. A second paved area leads to the front door located in the sunroom.

The rear of the property can be accessed by the back door or through the wooden gates. The gates open onto the tarmac driveway giving access to the garage and for parking. The garage has an up and over door, electrics and a window into the sunroom. The garden has been tastefully landscaped with an area of small shrubs and plants and a small tree. Adjacent to this is a good size paved patio offering a great place to entertain in the summer months. Next to this is a second area of plants and small bushes with a pathway to the side. There are trees and climbers along the walls making this a lovely place to relax.



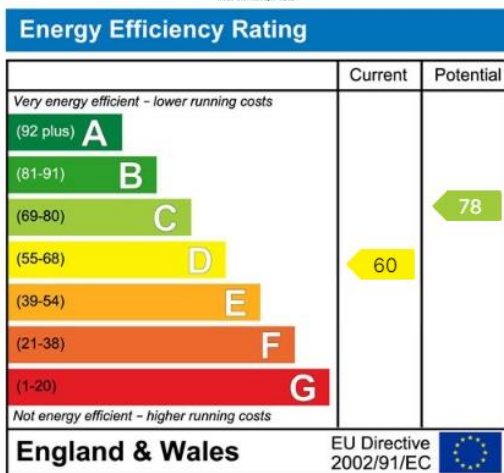
GROUND FLOOR
1021 sq.ft. (94.9 sq.m.) approx.



1ST FLOOR
687 sq.ft. (63.8 sq.m.) approx.



TOTAL FLOOR AREA: 1709 sq.ft. (158.7 sq.m.) 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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EPC: D

COUNCIL TAX BAND: D

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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