

SIMPLY GREEN

Long Barton,  
Kingsteignton





A beautifully presented detached four bedroom family home with spacious accommodation throughout situated on a generous-sized plot with a garage (Currently used as a home studio) and a double-width driveway.

This family home has been modernised to a high specification internally and is ready to move into. The accommodation comprises 4 bedrooms with a master en-suite, a living room, a larger than average kitchen/diner, a sitting room, a bathroom & a WC.

This is a rare opportunity to purchase a property that has been completely modernised throughout and is in excellent condition. Situated at the end of a no-through road we recommend an early internal viewing to fully appreciate what this wonderful family home has to offer.

This property is located within Kingsteignton, in the highly desirable area of Rydon, Kingsteignton. The property is conveniently located close to the A380 for commuters to Exeter and Torbay. Kingsteignton has various amenities, including a new primary school on the development, a parish church, a variety of shops, an outdoor swimming pool, petrol stations, restaurants, and pubs. Local stores include Next, Lidl, and Tesco supermarkets and general shops. The market town of Newton Abbot is a short distance away and has a much wider range of facilities and amenities, including a range of shops along with leisure facilities and a hospital.

Internally comprising, Entrance hall with slate floor and stairs to first floor, neutrally decorated lounge with front aspect, beautifully fitted kitchen/diner with a range of base and wall units, composite granite sink, granite worktops, and splash backs. The kitchen is fitted with built-in integrated Neff appliances, including slide and hide double oven, dishwasher, microwave, 5-ring induction hob, and downdraft extractor hood that is fitted into the granite worktop. The flooring is natural slate.

The sitting room benefits from Bi-Fold doors that open fully onto the composite decking area. There is a modern log burner and a natural slate feature wall.

The downstairs W/C has a heated towel rail, wall-hung WC, and wash hand basin. Tiled slate floor and granite window ledge.

There is a spacious understairs cupboard also with slate flooring, currently being used for its owners beloved dog's bedroom. An integral door leads to the garage where there is built-in storage space housing the washing machine and tumble dryer.

Upstairs are four bedrooms, bedroom three is currently being used as a dressing room. The master bedroom benefits from a well-fitted En-Suite shower room/WC with an enclosed shower cubicle, natural stone tiling, and marble splashback. The family bathroom is fitted with natural stone tiling and marble splashbacks, a white modern suite, with an electric Mira shower over the bath and a heated towel rail.

There is an airing cupboard with plenty of storage.

Outside is an enclosed rear garden with composite decking and artificial lawn for low maintenance. The garden enjoys a sunny aspect and there is gated side access at each side of the property.

The driveway is block paved and provides parking for approximately four vehicles.

This property is presented to an extremely high standard internally and externally and an internal viewing is an absolute must!

#### Viewings

To view this property, please call us on 01626 798440 or email [sales@simply-green.co.uk](mailto:sales@simply-green.co.uk)

#### Services

Mains Electricity. Mains Gas. Mains Water. Mains Drainage.

#### Local Authority

Teignbridge District Council





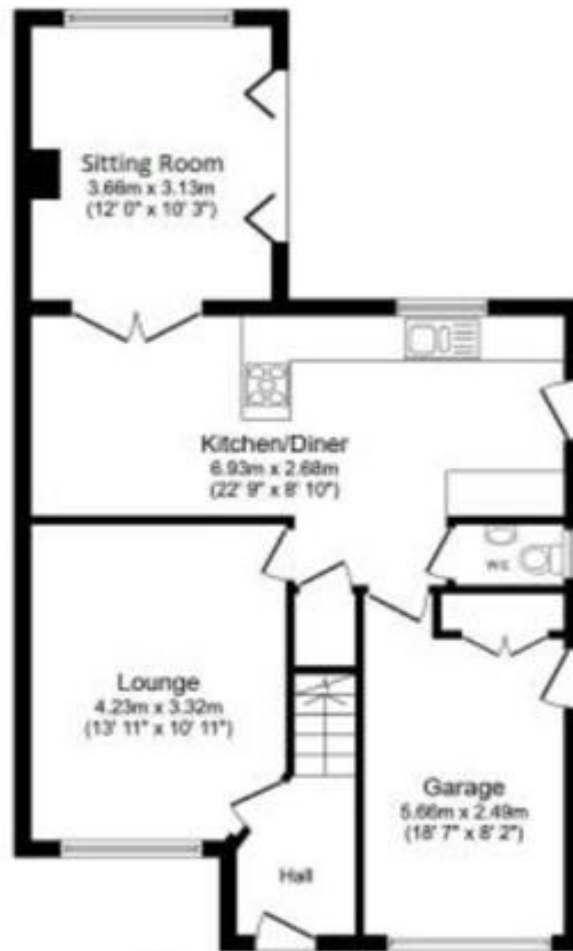








# Floorplan



**Ground Floor**



**First Floor**

Total floor area 114.6 sq.m. (1,234 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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**TENURE: Freehold**  
**COUNCIL TAX BAND D**

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.



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

88 Queen Street  
 Newton Abbot  
 Devon  
 TQ12 2ET