

SIMPLY GREEN

Clifford Avenue,
Kingsteignton



Offered to the market with no onward chain is this detached bungalow on the market for the first time since its construction in the 1960s.

The property is situated on a generous-sized plot offering accommodation comprising 3 bedrooms, a living room, a kitchen, a separate WC, and a family bathroom.

Externally there is a long driveway providing parking for multiple vehicles, a garage, a workshop, and a level lawn. The rear garden is also level in appearance and is a good size.

Viewing is highly recommended. Clifford Avenue is situated on a level plot and close to all the amenities Kingsteignton has to offer. A real highlight is that it is within walking distance to the newly opened Kingsteignton Primary School and local shops. Kingsteignton has convenient access for both the A380 to Torquay and Exeter, as well as being a short distance to the town of Newton Abbot.

Kingsteignton also has a wide range of amenities including shops and a Tesco, a health centre, a church, public houses/restaurants, three primary schools and a secondary school.

Accommodation

A wooden decked pathway with external lighting leads to an obscure glazed door leading to an entrance porch with a UPVC double-glazed door leading into the entrance hallway. The entrance hallway benefits a cupboard perfect for an ironing board, shoes, and coats with hanging space, fitted shelving with cupboards above, and a separate fitted cupboard with fitted shelving. There is also access to the insulated space and doors to the principal rooms.

The accommodation comprises a generous-sized living room with UPVC double-glazed windows to the rear and side aspect overlooking the larger-than-average level rear gardens. The kitchen/diner has two UPVC double-glazed windows to the side aspect and a stainless steel double drainer single bowl inset with laminate worktops and a range of matching base cupboards, drawers, and matching wall cupboards. Integrated appliances include a four-ring gas hob an integrated double electric oven and an integrated double electric oven. There is a base-level gas boiler and part-tiled and wooden panelled walls. An obscure glazed door leads to a rear porch with a UPVC obscure double-glazed door to the rear, side, and front.

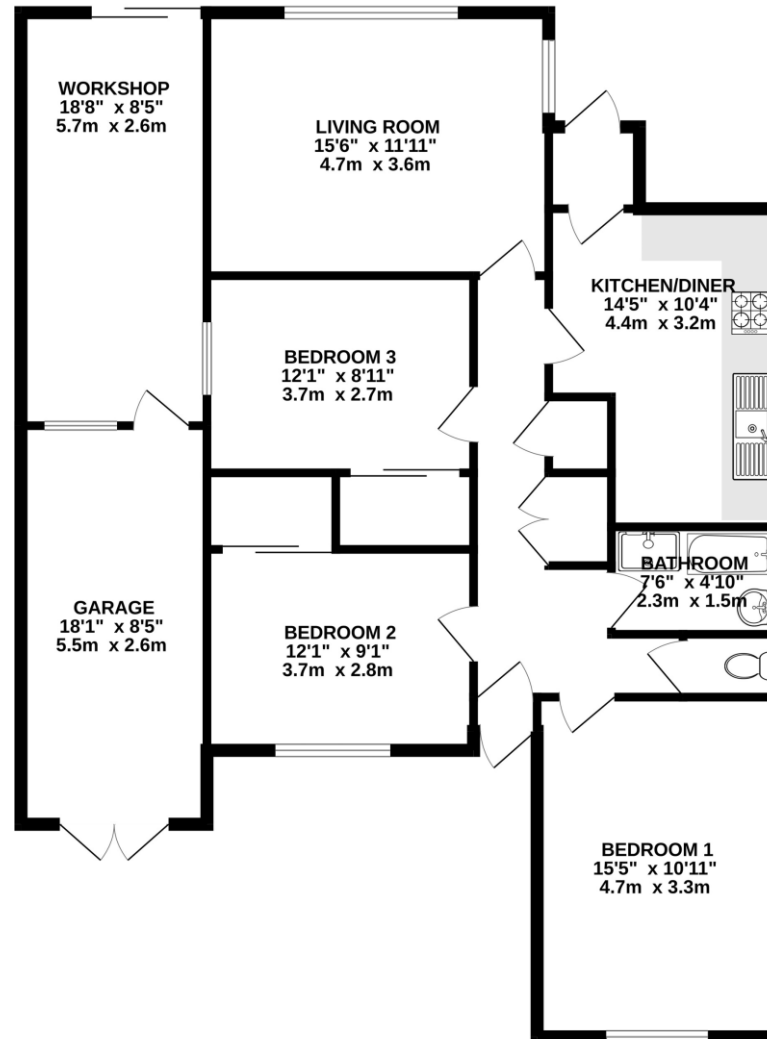
Three double bedrooms can be found. The master bedroom is found at the front of the property with a UPVC double-glazed window. The second bedroom is also found to the front of the property with a UPVC double glazed window and built-in double wardrobes with sliding doors offering hanging space and fitted shelving above. The third double bedroom is currently used as a separate dining room with a UPVC double window to the side aspect and built-in double wardrobes with sliding doors and cupboards above. The accommodation concludes with a family bathroom providing a UPVC double-glazed window, fully tiled walls, a panelled bath, a pedestal wash hand basin, a separate tiled shower cubicle, and a separate WC.





Floorplan

GROUND FLOOR
1235 sq.ft. (114.7 sq.m.) approx.



TOTAL FLOOR AREA : 1235 sq.ft. (114.7 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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**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.



Outside

The property is accessed via two brick pillars leading to a large expanse of hardstanding driveway providing parking for multiple vehicles with a bordering lawn garden with timber fencing and brick walling. External lighting and access to the attached single garage can be obtained via two wooden double doors with power points and lighting.

A door to the rear of the rear garage leads into a workshop and the rear garden.

The property continues around the side where the lawned garden continues with a bordering timber fence. A timber gate leads to the rear garden.

The rear garden is laid to a level appearance being boarded by timber fencing and offering external lighting and an attractive patio for entertaining family and friends. There are also two built-in storage cupboards. A UPVC double-glazed door leads to the rear porch.

The lawned garden has a central flowerbed incorporating attractive plants and a door leads to the covered workshop area. A hardstanding path continues through the garden to a set of double gates to a potential vegetable patch with bordering mature trees.

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