

SIMPLY GREEN

24 Kings
Coombe Drive



Semi Detached House

Lounge

Kitchen Diner

Utility Room

Three Bedrooms

Two Bathroom

Home Office/Study

Driveway Parking

Gardens

Owned Solar Panels



This semi detached family home is situated in a sought after area of Kingsteignton.

Well presented throughout with three bedrooms, home office/bedroom four, a family bathroom, large lounge, kitchen diner, utility and downstairs shower room. Externally there is a front garden laid to lawn. At the rear there is off road parking and low maintenance rear gardens.

The property is conveniently located close to the A380 for commuters to Exeter and Torbay. Kingsteignton has various amenities, including a parish church, a variety of shops, an outdoor swimming pool, petrol stations, restaurants and pubs. Local stores include Next, Lidl and Tesco supermarkets as well as general shops. In addition to this there are three primary schools and a secondary school. 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, a hospital and main line railway station.

Accommodation:

Welcome to this charming home that perfectly blends comfort and modern living. As you step through the composite front door, you are greeted by an inviting entrance porch, which leads to a lovely glazed door opening into the lounge.

The spacious lounge boasts wood-effect laminate flooring, creating a warm and inviting atmosphere. A feature fireplace adds character, while the bay window, complete with an electric heater below, floods the room with natural light. There's ample space for your favourite furniture, making it the perfect spot to relax or entertain. A staircase leads gracefully to the first floor.

Flowing seamlessly from the lounge is a walkway that leads to the kitchen diner. This modern culinary space features a range of stylish wall and floor units, complemented by an electric oven and induction hob, making cooking a delight. The kitchen also includes a dishwasher and plumbing for a washing machine, with a window overlooking the rear for a pleasant view while you work.

Adjacent to the kitchen, the utility room offers space for an upright fridge freezer and is equipped with a heater for added comfort. A window to the rear allows for ventilation, and a door provides convenient access to the rear garden and parking area.

The shower room is thoughtfully designed with a cubicle, pedestal hand basin, and low-level W.C. A heated towel rail adds a touch of luxury, ensuring that your towels are always warm.

First Floor accommodations:

The principal bedroom is a generously sized double bedroom, carpeted for comfort, with ample space for bedroom furniture. Enjoy stunning views across the hills from the window and benefit from an electric Dimplex night storage heater.

Bedroom two is a spacious double room features carpeting and a window overlooking the front garden, along with an airing cupboard for added storage.

Bedroom three is a large single room, also carpeted, offering space for furnishings and a window to the front, complemented by an electric heater.

Bedroom four/Home Office: Currently utilized as a home office, providing a flexible space to work or relax.

The modern bathroom is a serene retreat with vinyl flooring and tiled walls. It features a bath with a shower overhead, a pedestal hand basin, and a low-level W.C. An obscure window provides privacy, while an electric fan heater and a recessed large mirror enhance the functionality of the space.

The landing provides loft access, and houses the insulated inverter for solar panels, ensuring energy efficiency for the property. Additional storage cupboards above the stairs offer practical solutions for your belongings, and a night storage heater keeps the space cozy.

Outside:

Step outside to discover an enclosed garden accessed via a charming wooden gate. The front features a lawn with a paved pathway leading to the front door, perfect for pot plants and seasonal blooms.

The rear garden is designed for low maintenance, featuring a paved patio area surrounded by a wooden fence for privacy. A raised border with established plants adds a splash of colour, while a herringbone brick paved driveway offers parking for one vehicle and this leads to a smaller patio with a wooden storage shed, ideal for tools and outdoor equipment.

In addition to the garden is a reduced height basement with two access doors. This is a great space for storage and also useful for servicing electrics and pipework.

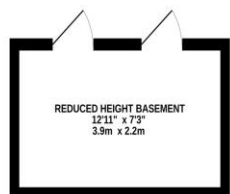
Agents Note:

Solar panels offer a great saving, giving you reduced energy bills and approximately just over £800 per year feed in tariff.

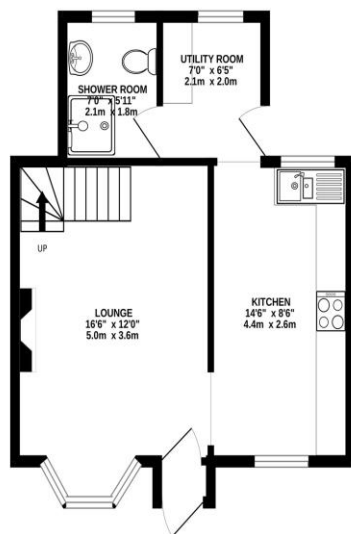
The current owners have updated the night storage heaters to modern Dimplex storage heaters throughout.



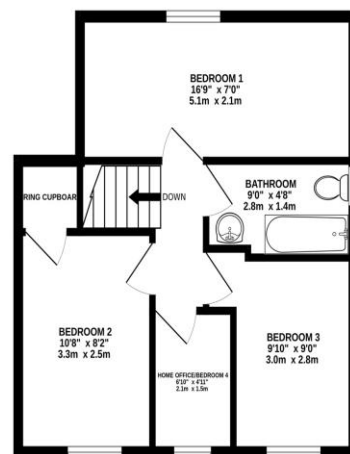
BASEMENT
93 sq.ft. (8.6 sq.m.) approx.



GROUND FLOOR
395 sq.ft. (36.7 sq.m.) approx.

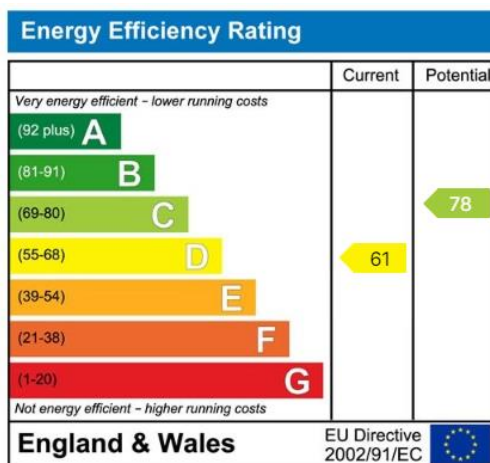


1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 894 sq.ft. (83.1 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: 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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