

SIMPLY GREEN

Chariot Drive

TQ12 3GF





## 2 BEDROOM TERRACE

- ◆ WALKING DISTANCE TO LOCAL AMENITIES
  - ◆ ALLOCATED PARKING
  - ◆ NEW BUILD WARRENTY UNTIL 2027
  - ◆ HANDCRAFTED BRICK FACADES
  - ◆ GREAT FIRST TIME BBUYER OPPORTUNITY
  - ◆ DOWNSTAIRS W/C
  - ◆ EXPANSIVE LIVING SPACE
  - ◆ PATIO & GARDEN SPACE
  - ◆ 2 LARGE BEDROOMS
  - ◆ 40% SHARED OWNERSHIP
- 

Presenting a distinguished opportunity to acquire this exquisite shared ownership property. This contemporary two-bedroom residence is ideally located in the highly sought-after area of Kingsteignton, offering convenient walking access to a wealth of local amenities. A true gem in an exceptional location.



## Accommodation

Constructed in 2017 by Linden Homes, this property offers an abundance of space throughout. Upon entering the entrance hall, stairs lead to the second floor. To the left, the kitchen presents a modern design with white cabinetry and grey roll-top work surfaces. It is equipped with integrated appliances, including an oven and gas hob. Returning to the hallway, you will find a convenient understairs storage cupboard, as well as a downstairs W/C across the hall for added convenience. The spacious lounge/diner offers a bright, open area, with patio doors that invite an abundance of natural light into the room.



## First Floor Accommodation

Ascend to the first floor, where you will discover the principal bedroom, an expansive and elegant space bathed in natural light, courtesy of its dual windows. This serene retreat offers both ample space and a tranquil atmosphere. The second bedroom, perfect for guests or a growing family, features built-in wardrobes and enjoys views of the garden and patio area through its own set of dual windows. The main bathroom exudes contemporary luxury, with pristine white tiling that perfectly complements the stylish fixtures and finishes, creating an ideal blend of modern design and generous space.





**Outside**

At the front of the property, a meticulously designed stone-chipped garden enhances the property's curb appeal, complemented by tasteful lighting and designated parking for one vehicle. To the rear, the gardens have been thoughtfully landscaped, with the first section featuring a paved patio area, complete with an outdoor cold water tap, external lighting, and direct access to the living room—an ideal setting for entertaining and social gatherings. Ascending to the main garden, you will find a beautifully manicured lawn surrounded by stone chippings, along with an expansive paved patio. A timber shed provides additional storage, while a gated entrance leads to the rear service lane, offering both convenience and privacy.

**Parking**

The property benefits from a allocated space to the left of the property.

**Viewings**

To view this property, please call us on 01626 798440 or email [sales@simply-green.co.uk](mailto:sales@simply-green.co.uk) and we will arrange a time that suits you.

**Services**

Main Gas, Mains Electric, Mains Water, Mains drainage.

**Local Authority**

Teignbridge District Council

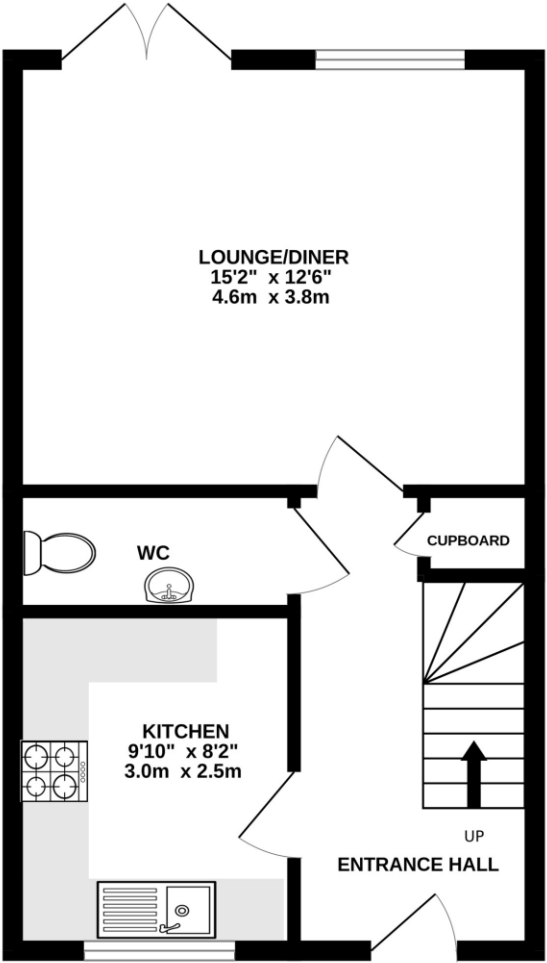
**Agent Notes**

Tenure: Leasehold  
Length of Leasehold: 125 Years from 2017  
Rent: Approximately £338.52  
Share: 40%  
Share Value: £120,000

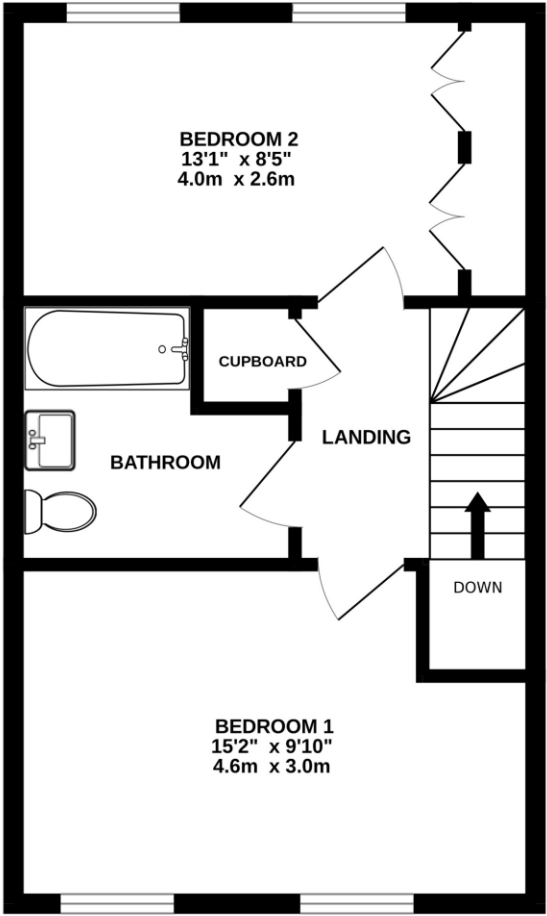


# FLOORPLAN

GROUND FLOOR



1ST FLOOR



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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AND

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IF YOU'D PREFER TO MEET  
FACE TO FACE**



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**TENURE: LEASEHOLD**

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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