



SIMPLY GREEN

Exeter Road  
TQ12 3NG

162



## 3 BEDROOM TERRACE

- ◆ No Chain
- ◆ 3 Bedrooms
- ◆ Period Features
- ◆ Expansive Garden
- ◆ Double Driveway
- ◆ Modern Throughout
- ◆ Access To Local Schools
- ◆ Well proportioned Rooms
- ◆ Large Shed w/ Electrics
- ◆ Double Glazing

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This well-presented three-bedroom terraced home is situated in the popular civil parish of Kingsteignton. The property features a modern interior throughout, including a spacious lounge, an open-plan kitchen/diner, and a bright conservatory—creating a welcoming and versatile living space. The ground floor also benefits from a convenient downstairs W/C. Upstairs, you'll find three well-proportioned bedrooms. The principal bedroom is generously sized, the second bedroom is light and airy, and the third is ideal for use as a nursery or home office. Completing the layout is a contemporary family bathroom with a bath and overhead shower.





## Accommodation

Upon entering the property, you are welcomed into a spacious porch—ideal for storing outdoor belongings. Stepping through the internal entrance, you are greeted by a bright and airy hallway that leads to the principal rooms of the home. The hallway does house an understairs W/C and additional storage cupboard. The lounge is generously proportioned, exudes comfort and style. Bathed in natural light, the space is enhanced by a charming feature log burner, creating a cosy focal point. Continuing through to the kitchen/diner, you'll discover a beautifully appointed modern space. The kitchen is fitted with high-gloss magnolia cabinetry, offering ample storage and a sleek finish. Integrated appliances are seamlessly built in. The dining area is expansive, comfortably accommodating a full dining table and additional furniture such as sideboards or display cabinets. The conservatory offers a versatile extension to the living space—perfect as a home office, a snug, or a children's playroom. Complete with a radiator connected to the property's combi boiler, it remains a warm and inviting space year-round.



## First Floor Accommodation

Ascending to the first floor, you are met with a modernised family bathroom. This space features a generously sized bath with overhead shower, a sleek ceramic W/C, and a contemporary gloss-finish vanity unit with integrated storage—combining style with practicality. The principal bedroom is situated at the rear of the property, offering a tranquil retreat. This impressively spacious room boasts a large built-in wardrobe and enjoys views over the landscaped garden. The second bedroom is also generously proportioned, with crisp white walls complemented by a stylish blue feature wall. Abundant natural light fills the room, creating a bright and welcoming atmosphere. The third bedroom offers excellent versatility, making it ideal as a child's bedroom, nursery, or a dedicated home office—perfect for modern living.





## External Features

To the front of the property, you'll find ample off-road parking—a rare and valuable feature on Exeter Road. The rear of the property boasts a generously sized garden, thoughtfully arranged to accommodate both relaxation and functionality. Beginning with a spacious patio area, it includes an outdoor storage shed and a dedicated seating space, ideal for entertaining or enjoying outdoor dining. A set of small steps leads to an attractive stone pathway flanked by well-maintained lawn. Midway through the garden stands a large shed equipped with electrical supply, offering excellent potential for use as a workshop, hobby space, or additional storage. Beyond the shed is a further garden area—versatile in use and perfect for extra storage or personalisation to suit your needs.

## Location

Situated in the sought-after town of Kingsteignton, the property is close to a variety of local amenities, including schools, shops, restaurants, and public houses. Newton Abbot is just a short drive away, offering an even broader selection of facilities and excellent transport links for commuters.

## Services

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

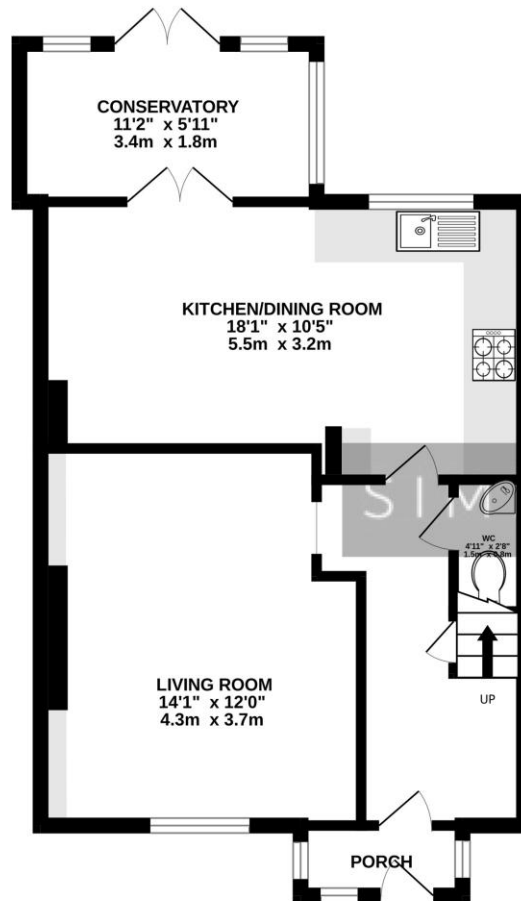
## Local Authority

Teignbridge District Council

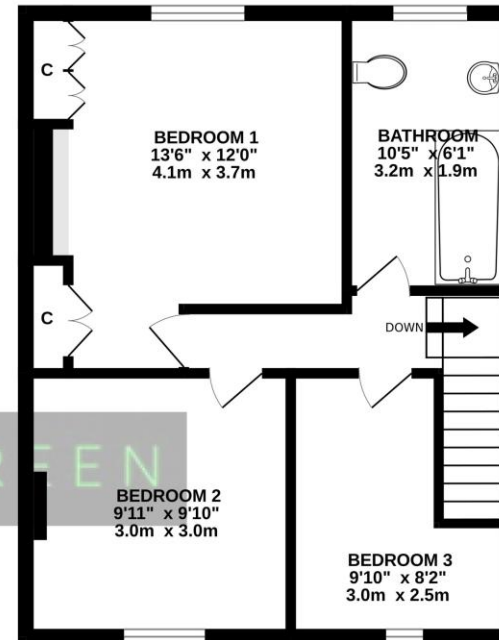


# FLOORPLAN

GROUND FLOOR



1ST FLOOR





AT SIMPLY **GREEN**  
WE WILL GIVE YOU TWO FREE  
QUOTES FOR CONVEYANCING

**1 FOR AN ONLINE SOLICITOR,  
PERFECT IF YOU ARE WORKING  
THROUGHOUT THE DAY**

AND

**1 FOR A LOCAL SOLICITOR  
IF YOU'D PREFER TO MEET  
FACE TO FACE**



**WE WILL ALSO ARRANGE A  
QUOTE FOR A SURVEY ON  
YOUR ONWARD PURCHASE.  
GIVING YOU PEACE OF MIND TO  
MOVE FORWARD WITH NO  
UNEXPECTED SURPRISES!**

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REVIEW IS AVAILABLE TO YOU.

**IS YOUR CURRENT DEAL  
REALLY THE BEST ONE  
AVAILABLE?**

THIS FREE SERVICE COULD  
SAVE YOU MONEY,  
ON WHAT IS MOST LIKELY  
YOUR BIGGEST  
SPEND!



**AND AS FOR THE FINAL STEP,  
WE CAN HELP THERE TOO.**

LET US ARRANGE  
A QUOTE FOR  
REMOVALS FROM A  
LOCAL COMPANY

**EPC: C**

**COUNCIL TAX BAND: B**

**TENURE: FREEHOLD**

For more information on this  
house or to arrange a viewing  
please call the office on:

01626 798440

Alternatively, you can scan  
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