



SIMPLY GREEN

Exeter Road,
Kingsteignton

Offered to the market with no onward chain!

A modernised semi detached property located on a generous sized plot and benefitting a driveway providing parking for up to 3 vehicles.

The accommodation comprises 3 bedrooms, a living room and dining room, a modern kitchen, a modern family bathroom, and separate WC. The rear garden is level in appearance and mainly laid to an artificial lawn with an attractive paved patio. Conveniently located close to the A380 for commuters to Exeter and Torbay, Kingsteignton has various amenities, including 3 primary schools, a secondary school, a parish church, a variety of shops, an outdoor swimming pool, petrol stations, restaurants, and pubs.

There is a handy Tesco Express convenience shop within walking distance and local stores include Next, Lidl, and Tesco supermarkets as well as general shops.

Accommodation

Canopy porch with external lighting and a uPVC obscure double glazed door leading to the entrance hallway with a uPVC double glazed window to the front aspect and a staircase rising to the first floor.

A door from the entrance hallway flows through to the generously sized living room with a uPVC double glazed window to the front aspect and a built-in under-stairs cupboard.

A door from the rear of the living room leads through to a separate dining room benefitting enough space for a table and chairs to entertain family and friends and a door leading to a downstairs modern cloakroom/WC with two uPVC obscure double glazed windows, concealed WC, wash hand basin and part tiled walls. From the rear of the dining room an opening flows through to a modern fitted kitchen with a uPVC double glazed window overlooking the rear garden, a fitted one and a half bowl, single drainer, sink inset with laminate worktops and a range of modern matching base cupboards, drawers and fitted matching wall cupboards. Integrated appliances include a dishwasher, ceramic hob with stainless steel electric oven below and an extractor hood above. There is also a space for an upright fridge/freezer, tiled flooring, inset spotlights, and a fitted cupboard with plumbing for a washing machine, light, and fitted shelving. A uPVC double glazed door to the side front and rear.

First floor accommodation

Landing with a uPVC double glazed window to the side aspect and access to the loft space.

Three bedrooms can be found on the first floor. The master bedroom is found to the front of the property and is double in size with a uPVC double glazed window and fitted double wardrobes with sliding mirror fronted doors.

The second bedroom is also double in size with a uPVC double glazed window over the attractive garden. The third bedroom is a generously sized single bedroom with a uPVC double window overlooking the rear garden.

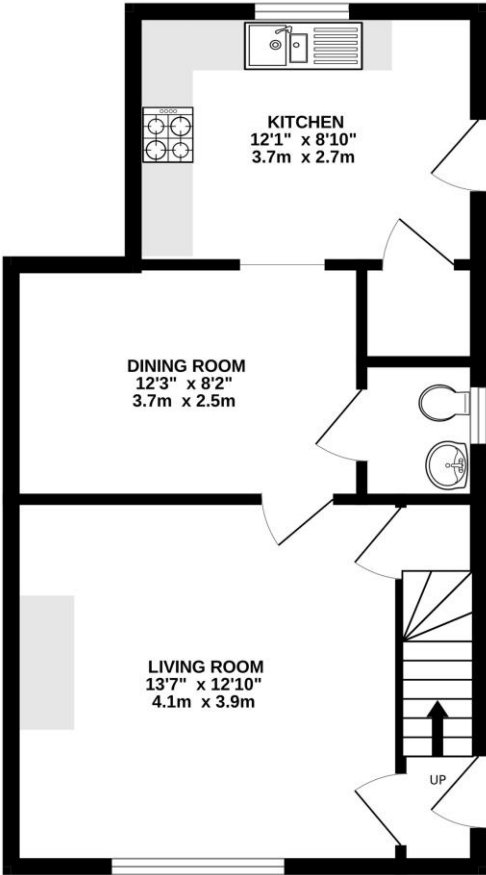
The accommodation concludes with a modern fitted bathroom, providing part tiled walls, panelled bath with shower over, WC, wash hand basin with mirror fronted cupboard, tiled flooring, extractor fan and wall mounted heated towel.



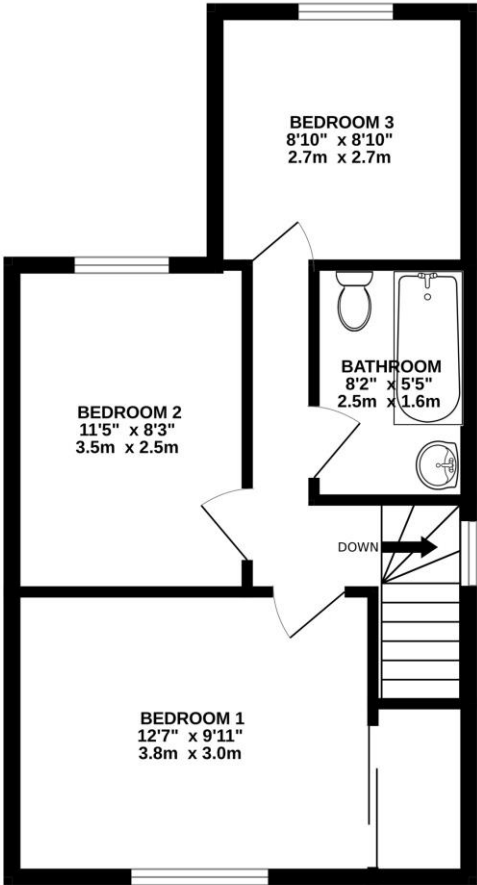


Floorplan

GROUND FLOOR
449 sq.ft. (41.8 sq.m.) approx.



1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 868 sq.ft. (80.7 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 B

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

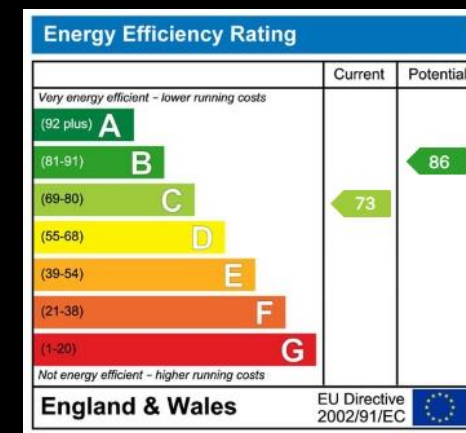
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Alternatively, you can scan below to view all of the details of this property online.



Outside

To the front of the property is an expanse of stone chipped garden area with a bordering wall and gate leading to the public footpath. An attractive paved patio with external lighting and bordering feather board timber fencing leads to a uPVC double glazed door providing access to the modern kitchen. The attractive paved path continues to the rear garden. The first part of the rear garden is laid to an attractive paved patio area with an outside tap. There is a large expanse of artificial lawn with bordering feather board timber fencing. The paved path leads to a timber deck patio area with a canopy and a timber gate is found to the rear of the garden leading to a brick paved driveway, providing parking for up to three vehicles.



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