

SIMPLY GREEN

Church Court, Church Street, Kingsteignton, TQ12 3BW
Kingsteignton

Guide Price
£370,000



Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

- Modernised Throughout
- Good Size Plot
- Driveway Parking
- Large Kitchen/Diner
- Principle Bedroom
- Quiet Location
- Close To Local Amenities
- Great Family Home
- Bright & Airy
- Office Space

Property Type: Detached House

Council Tax Band: C

Tenure: Freehold

Services

Mains Electricity, Gas Central Heating, Mains Water, Mains Drainage

Local Authority

Teignbridge District Council



Situated in the peaceful and private cul-de-sac of Church Court, Kingsteignton, this beautifully presented three-bedroom detached home offers the ideal setting for family living. The property features a spacious lounge and a stylish open-plan kitchen/diner, complete with a pantry and separate utility room. Additional ground floor benefits include a modern downstairs WC and a dedicated office space, perfect for remote working. Upstairs, there are three generously sized bedrooms and a contemporary family bathroom. Externally, the property boasts a beautifully maintained garden, ideal for relaxing or entertaining, and ample driveway parking for three or more vehicles. Tastefully modernised throughout, this home combines comfort, practicality, and a prime location.





Ground Floor Accommodation

As you step into the property, you're welcomed by a bright and airy entrance hall, featuring a striking oak and glass staircase that sets the tone for the quality found throughout the home. The hallway provides access to all principal rooms, starting with the lounge – a warm and inviting space, ideal for relaxing. This generously sized room features a large double-glazed window that floods the space with natural light, along with a sleek floor-to-ceiling radiator for a contemporary touch. To the rear of the property lies the stunning open-plan kitchen/diner – truly the heart of the home. The kitchen is beautifully appointed with modern cabinetry, quality work surfaces, and a large central island housing an electric hob and overhead extractor. An eye-level oven and stylish matte black sink and tap add to the high-spec finish. Overhead skylights bring in plenty of natural light, creating a bright and functional cooking space. A good-sized walk-in pantry offers excellent storage, while the dining area features a TV point and French doors that open onto the garden – perfect for entertaining. To the left of the kitchen, you'll find access to a separate utility room, downstairs WC, home office, and a convenient second entrance at the rear of the property.

First Floor Accommodation

As you ascend to the first floor, you're welcomed by a light-filled landing that provides access to all principal bedrooms. The impressive principal suite spans the full width of the home, offering generous proportions, space for fitted wardrobes, and dual windows that allow plenty of natural light to stream in. The second bedroom is also a well-proportioned and inviting space, ideal as a guest suite or a comfortable room for a growing family. The third bedroom, is a great place for a nursery or single bedroom, depending on your needs. Centrally positioned for convenience, the family bathroom is bright and modern, finished with clean white tiling. The space features a bath with overhead shower, WC, and wash basin – all complemented by a fresh, airy ambience.

External Features

To the front of the property, a spacious gravel driveway provides ample off-road parking and wraps around to the right-hand side, offering convenient access to the rear garden. The driveway also features a modern electric car charging point, adding a practical and eco-friendly touch. The rear garden is a beautifully landscaped, tranquil retreat – perfect for both relaxing and entertaining. It features a generous dining patio area, ideal for summer gatherings, along with raised flower beds that add colour and structure to the space. At the centre, a decorative stone area completes the garden's peaceful and low-maintenance design.

Location

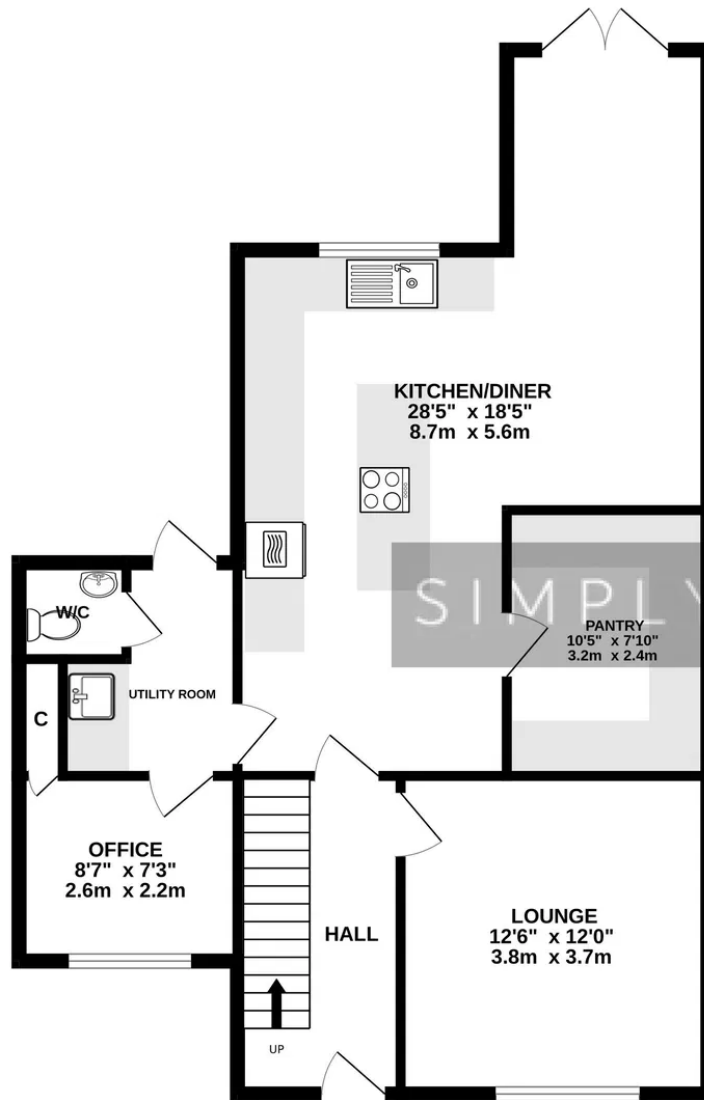
The property is located in a private cul-de-sac within Kingsteignton. Kingsteignton is a charming town and civil parish situated in South Devon, within the Teignbridge district. Nestled at the head of the picturesque Teign Estuary and just west of the coastal town of Teignmouth, it offers a blend of scenic surroundings and excellent transport links. The town is conveniently bypassed by the A380 and also served by the A383, A381, B3193, and B3195—making commuting and travel exceptionally straightforward. The area is well-served by a range of local schools, including Rydon Primary School, Teign School, Kingsteignton School, and Saint Michael's Church of England School—making it an appealing location for families.

Agent Notes

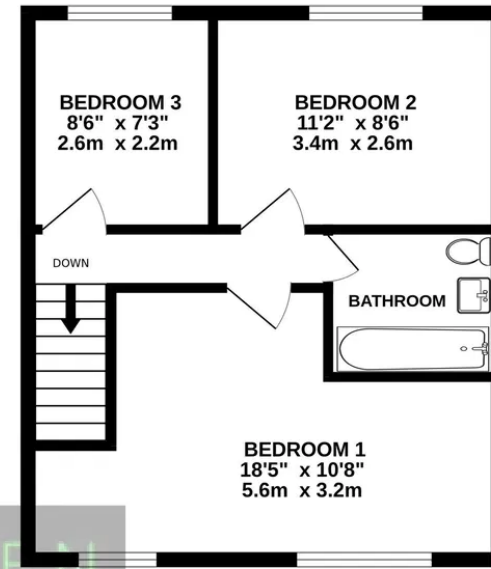
The property has undergone significant improvements, including the installation of brand-new windows in 2021 and a new boiler fitted the same year, which remains under its original five-year warranty.



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!**

CHALLENGE ANDREW!

A FREE MORTGAGE/FINANCIAL
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.**

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