

SIMPLY GREEN

SIMPLYGREEN
ESTATE AGENTS
FOR SALE

01626 798440
www.simply-green.co.uk

Little Hayes, Kingsteignton, Newton Abbot, TQ12 3YP
Newton Abbot

Guide Price
£310,000



Bedrooms: 2 | Bathrooms: 1 | Receptions: 2

- No Chain!!
- 3 Bed Currently Configured As A 2 Bed
- Driveway & Ample Parking
- Well Proportioned Rooms
- Large Corner Plot
- Detached
- Downstairs W/C
- En-Suite Shower Room
- Cul-De-Sac Location
- Conservatory

Property Type: Detached House

Council Tax Band: D

Tenure: Freehold

This no chain, formerly a three-bedroom detached home, is currently arranged as a generously proportioned two-bedroom but can easily be reinstated to its original layout. Set in the leafy, tucked-away cul-de-sac of Little Hayes in Kingsteignton, it offers a welcoming lounge, separate dining room, downstairs W/C, well-sized kitchen and a bright conservatory. Upstairs features two spacious bedrooms, including an en-suite to the main bedroom, along with a family bathroom. Externally, the home benefits from a large driveway, single garage and wraparound gardens with patio and decking areas. The property is ideally located close to Rydon School and local amenities.

Location

Situated in the sought-after area of Little Hayes in Kingsteignton, this property enjoys a peaceful residential setting while remaining perfectly connected to local amenities. Kingsteignton offers a welcoming community atmosphere with excellent everyday conveniences including shops, cafés, supermarkets, and well-regarded schools all within easy reach.

The area is ideally positioned for commuters, providing quick access to the A380 and nearby transport links to Exeter, Torbay, and the wider South Devon region. For leisure, residents can enjoy beautiful countryside walks, riverside paths, and nearby attractions such as Decoy Country Park and the stunning coastline of Teignmouth and Shaldon.

Little Hayes itself is known for its quiet, well-kept surroundings—making it an excellent choice for families, professionals, and anyone seeking a blend of convenience, comfort, and a relaxed village feel.







Ground Floor Accommodation

As you enter the property, you are welcomed into a bright entrance hall that provides access to the downstairs W/C and the main living areas. From here, you'll find the staircase and the lounge, a generously sized room enhanced by a charming bay window that fills the space with natural light. A gas fire with an attractive mantel serves as the focal point, creating a warm and inviting atmosphere.

The lounge flows seamlessly into the well-proportioned dining room—an ideal setting for family meals or entertaining guests. Beyond the dining room, sliding patio doors open into the spacious conservatory, a light-filled retreat perfect for relaxing and enjoying views of the peaceful garden.

The kitchen is also of excellent size, featuring an L-shaped arrangement of cabinetry that maximises storage and workspace. There is a dedicated area for a freestanding oven, ample countertop space, and a stainless-steel sink positioned beneath a large window. A convenient storage cupboard is located within the kitchen, along with a UPVC rear door offering access to both the side and rear of the property.

First Floor Accommodation

Upstairs, you will find two well-proportioned bedrooms. The property has been reconfigured from its original three-bedroom layout to create two spacious rooms, though reinstating the third bedroom would be easily achievable if desired.

The principal bedroom is an impressive size, featuring dual-aspect double windows that flood the room with natural light. It also benefits from a convenient en-suite shower room. Overlooking the rear garden, this bedroom enjoys a private and tranquil feel, making it an ideal primary suite.

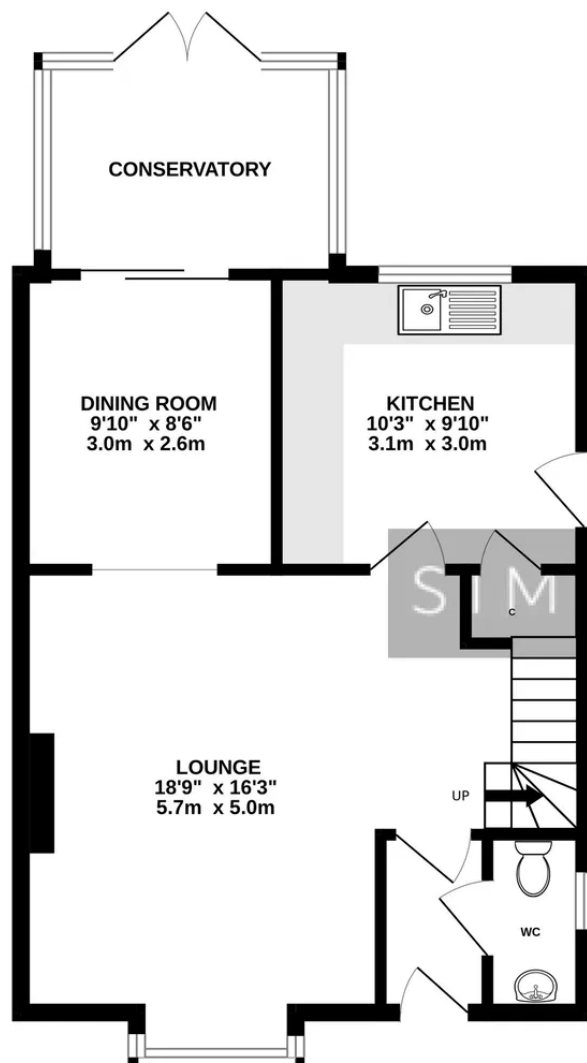
The second bedroom is also generously sized and positioned at the front of the property. It serves perfectly as a guest room or a comfortable space for a growing family. The family shower room is well designed and offers excellent storage with a large built-in cupboard. The room includes a corner glass shower unit, W/C, and washbasin, and its glazed window allows abundant natural light to enhance the space.

External Features

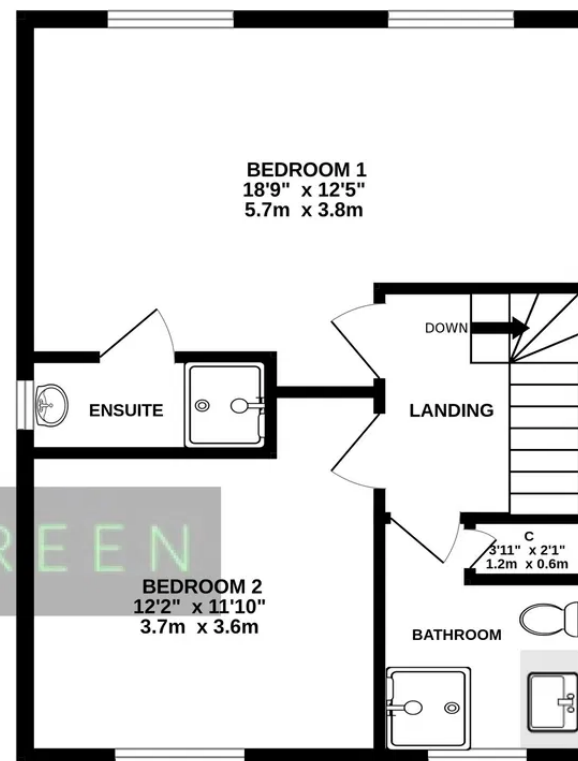
To the front of the property, you'll notice its attractive position on a generous corner plot, with a driveway leading to a single garage. The gravelled front garden provides a low-maintenance yet welcoming outdoor space. Access to the rear garden is available via a side gate to the right of the property. The garden opens up into a spacious and versatile outdoor area, ideal for relaxation or family activities. Two useful storage sheds are included, offering ample space for tools, equipment, or hobbies. Being situated on a corner plot, the garden benefits from an enhanced sense of privacy, further complemented by mature shrubbery that adds seclusion and greenery to the rear boundary.



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.**

LET US ARRANGE
A QUOTE FOR
REMOVALS FROM A
LOCAL COMPANY

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.



88 Queen Street
Newton Abbot
Devon
TQ12 2ET