

SIMPLY GREEN



**Longford House**  
Kingsteignton

Guide Price  
**£220,000**



**Bedrooms: 3 | Bathrooms: 2 | Receptions: 1**

- NO ONWARD CHAIN!
- 3 Bedrooms
- Ensuite
- Bathroom
- Living Room
- Kitchen
- Driveway
- Gardens
- Level Location
- Freehold / Council Tax Band C

**Property Type:** Maisonette

**Council Tax Band:** B

**Tenure:** Freehold - Subject to 999 year lease of ground floor flat.

Offered to the market with no onward chain is this first floor flat with own ground floor entrance and ground floor garden room with patio door access to its own garden.

It is conveniently located in a level position within Kingsteignton. The spacious accommodation comprises three bedrooms, including a master with en-suite, a comfortable living room, a modern fitted kitchen, and a separate family bathroom.

Externally, the property benefits from a stone-chipped driveway accessed via a pair of wooden double gates, along with a level, lawned garden featuring a paved patio area ideal for outdoor seating and entertaining.

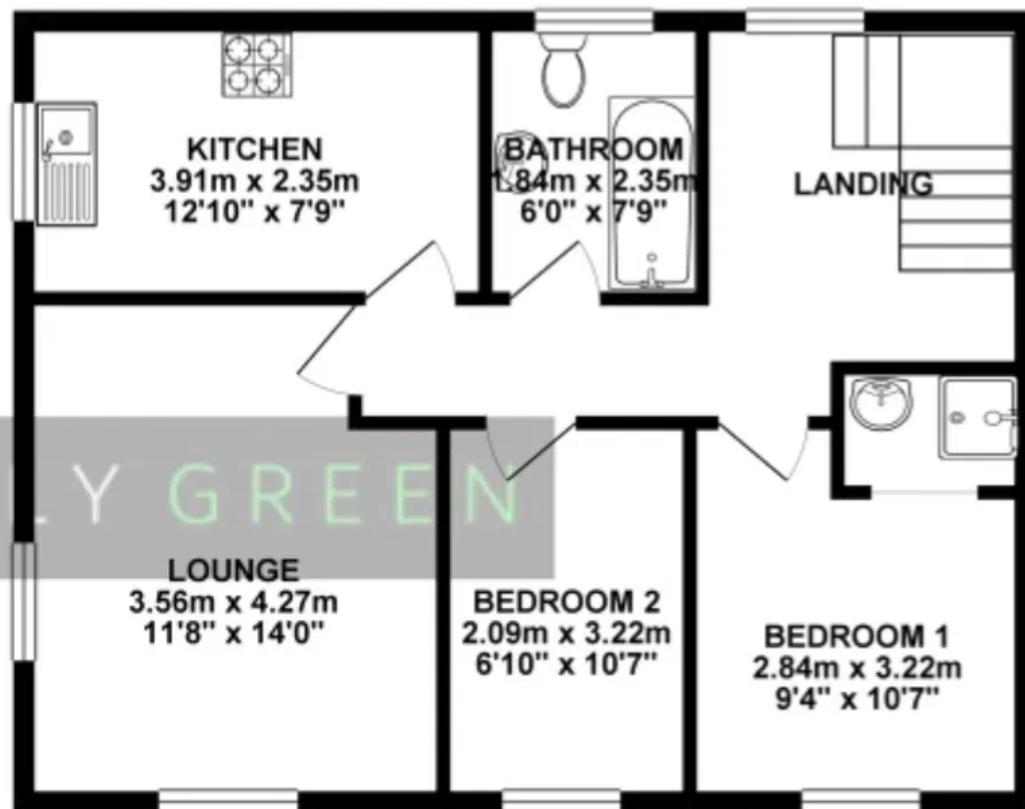




GROUND FLOOR 14.18 sq. m.  
( 152.68 sq. ft. )



FIRST FLOOR 56.22 sq. m.  
( 605.12 sq. ft. )



TOTAL FLOOR AREA : 70.40 sq. m. ( 757.80 sq. ft. ) 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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## Accommodation

The property is approached via external lighting and features a UPVC obscure double-glazed entrance door opening into the entrance hallway, where a staircase rises to the first floor.

From the ground floor hallway, a door leads to the third bedroom, which benefits from a UPVC double-glazed window to the front aspect, an under-stairs storage cupboard, and UPVC double-glazed sliding patio doors providing access to the garden and parking area. There is also access to the loft space from this room.

The staircase rises to a first-floor landing, which enjoys a UPVC double-glazed window, doors to the principal rooms, and access to a further loft space.

The first-floor accommodation comprises a generously sized living room featuring twin-aspect UPVC double-glazed windows and a decorative dado rail.

The modern kitchen benefits from a UPVC double-glazed window and is fitted with a stainless-steel single drainer sink inset into a range of matching modern base cupboards and drawers, complemented by matching wall units and fitted worktops. Integrated appliances include a four-ring stainless-steel gas hob with extractor hood above and a stainless-steel electric oven. Additional features include space for an upright fridge freezer and a breakfast bar.

There are two further bedrooms on the first floor, with the master bedroom benefiting from an en-suite shower room with shower enclosure and wash hand basin.

The accommodation is completed by a family bathroom featuring a UPVC obscure double-glazed window, panelled bath with shower over, pedestal wash hand basin, WC, shaver point, and a built-in cupboard with fitted shelving.

Outside, to the front of the property is a set of wooden double five-bar gates leading to a stone-chipped driveway providing parking for up to two vehicles, complemented by external lighting. There is also an expanse of level lawned garden enclosed by timber fencing, a paved patio area, and access to the third bedroom via UPVC double-glazed sliding patio doors.

## 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.

**Agents Note** - Freehold subject to 999 year lease of ground floor flat

## Services

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

## Local Authority

Teignbridge Council



Guide Price

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For more information on this  
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Alternatively, you can scan  
below to view ~~all of~~ the details  
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