



Connells

Warecroft Road
Kingsteignton Newton Abbot



Property Description

**** Guide Price £375,000 - £400,000 ** Chain Free ****

Welcome to this wonderful three bedroom detached bungalow situated in the popular residential area of Kingsteignton. This well presented home offers a blend of modern living and comfort with the addition of fantastic travel links.

The spacious lounge is a bright and inviting space with large windows that overlook the front garden. The newly fitted kitchen, which is under warranty, is a fantastic area with access to the garage and rear garden. All three bedrooms are well appointed doubles with a modern, newly fitted family bathroom.

Both the front and rear gardens are laid to lawn, offering an outdoor space perfect for relaxing or entertaining.

Situated in the desirable town of Kingsteignton, the property is close to local amenities including schools, shops, restaurants and pubs. Newton Abbot is just a short drive away, offering a wider range of facilities and excellent transport links. The A38 and A380 are within easy reach which provide a fantastic link to Torquay, Plymouth and beyond.

Front Of The Property

Driveway parking for one vehicle, single garage, laid to lawn front garden which lead around to the side of the property, paved area with two shallow steps leading to the main entrance. Door leading into an inner hallway with access to the garage.

Entrance Porch

Double glazed window to the front of the property. Obscure glazed door leading into the hallway.

Hallway

Doors leading to all principle rooms, storage cupboards, loft access and a wall mounted radiator.

Lounge

15' 7" max x 11' 1" max (4.75m max x 3.38m max)

Dual aspect double glazed windows to the front and side of the property with far reaching views, and a wall mounted radiator.

Kitchen

11' 8" max x 8' 5" max (3.56m max x 2.57m max)

Double glazed window to the front of the property, newly fitted kitchen with wall and base units, one and a half bowl stainless steel sink/drainer, four ring gas hob with extractor over, oven, integrated dishwasher, space for freestanding fridge freezer, part tiled and a wall mounted radiator. Door leading to a further hallway with access to the garage and an area with plumbing for a washing machine.

Bedroom One

13' 1" max x 10' 8" max (3.99m max x 3.25m max)

Double glazed window to the side of the property, far reaching views and a wall mounted radiator.

Bedroom Two

10' 8" max x 10' 1" max (3.25m max x 3.07m max)

Dual aspect double glazed windows to the rear and side of the property and a wall mounted radiator.

Bedroom Three

11' 8" max x 7' 2" max (3.56m max x 2.18m max)

Double glazed window to the side of the property, far reaching views and a wall mounted radiator.

Bathroom

Obscure double glazed window to the side of the property, newly installed bathroom comprising bath with shower over, mixer taps and glass screen, WC and vanity wash hand basin, part tiled and a wall mounted heated towel rail.

Rear Of The Property

The recently re-designed garden provides a beautiful space for relaxing or entertaining.

Accessed via the rear of the garage, a step down takes you onto the patio with a stone border, this is a fantastic space for al-fresco dining. The garden is level, laid to lawn and enclosed with an outside tap. Side gate leads to the front of the property.

Garage

15' 7" max x 8' 5" max (4.75m max x 2.57m max)

Up and over door with lights and doors to the rear leading to the rear garden.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C

Tenure: Freehold



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