



**Connells**

River Close  
Kingsteignton Newton Abbot



# River Close Kingsteignton Newton Abbot TQ12 3SF

for sale guide price  
**£250,000**



## Property Description

Situated in a popular and convenient location in Kingsteignton, this beautifully presented two-bedroom coach house offers a rare combination of modern living, outdoor space, and practicality. The property benefits from a highly sought-after private garden and off-road parking.

Upon entering the property, you are greeted by a welcoming entrance hall with stairs leading to the main living accommodation. The spacious area on the ground floor provides ample storage and workspace, complete with plenty of storage units. The adjacent store/garage offers fantastic versatility, ideal for storage, a workshop, or conversion potential (subject to planning).

The first floor boasts a bright and airy open-plan kitchen, lounge, and dining area, perfect for both relaxed living and entertaining. Large windows flood the space with natural light, creating a warm and inviting atmosphere. The well-designed kitchen area includes modern fittings and ample countertop space.

The property offers two well-proportioned bedrooms, each with a light and neutral decor. The contemporary bathroom features a bath with a shower over, a wash basin, and a WC, providing a fresh and functional space.

One of the standout features of this property is the private garden, a rare find for a coach house. This wonderful outdoor space offers a perfect setting for alfresco dining, gardening or relaxing.

Ideally located, the property offers easy access to local amenities, schools, and transport links.

## Front Of The Property

Off road parking to the front.

## Entrance Hallway

Wall mounted radiator, stairs leading to the first floor and door into a further kitchen.

## Reception Room/Utility Room

Base units, one bowl stainless steel sink/drain, storage area, double glazed patio doors leading to the rear garden and a wall mounted radiator.

## Kitchen/Diner/Lounge

Two double glazed windows to the front and two double glazed windows to the rear of the property, wall and base units, gas hob with extractor over, oven, breakfast bar, space for fridge freezer, washing machine and dishwasher and a wall mounted radiator.

## Landing

Double glazed window to the rear of the property, storage cupboard and a wall mounted radiator.

## Bedroom One

9' 9" max x 10' 8" max ( 2.97m max x 3.25m max )

Double glazed window to the front of the property and a wall mounted radiator.

## Bedroom Two

7' 9" max x 10' 8" max ( 2.36m max x 3.25m max )

Double glazed window to the rear of the property with views and a wall mounted radiator.

## Bathroom

Obscure double glazed window to the rear of the property, bath with shower over, WC, vanity wash hand basin, part tiled walls, shaver point and a wall mounted radiator.

## Rear Of The Property

The private south facing rear garden is accessed via the ground floor onto a decked balcony which provides a pleasant outlook. Steps lead down to the main garden. with mature hedging and a patio area providing a fantastic space for garden furniture.

## Garage

Split garage with up and over door.



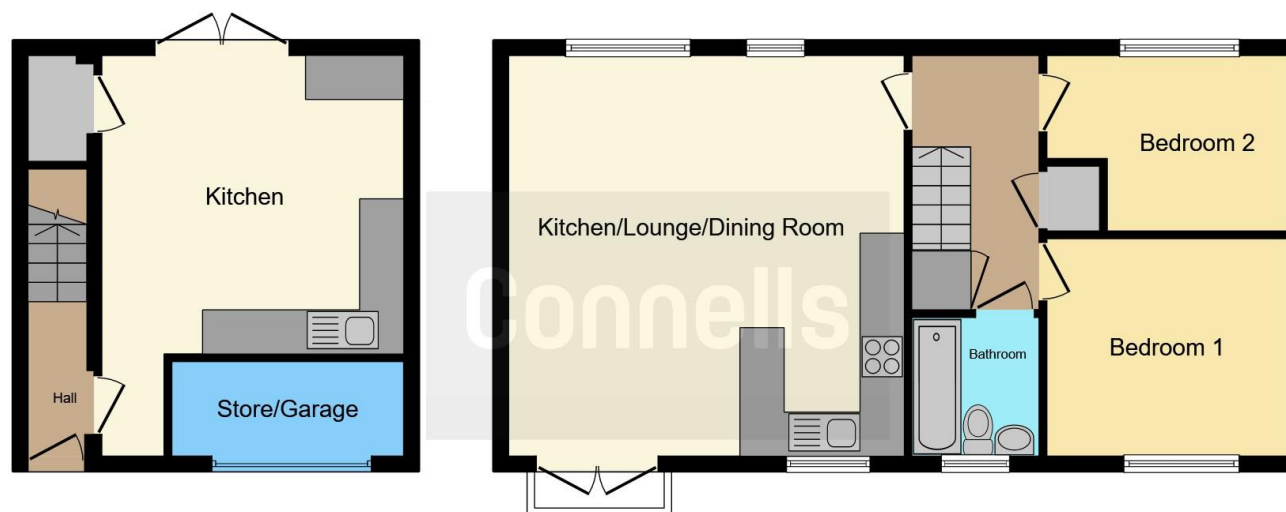












**Ground Floor**

**First Floor**

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**directions to this property:**

[What3Words///spit.digs.scores](https://www.what3words.com/spit.digs.scores)

**EPC Rating: C**

Tenure: Freehold

**view this property online** [connells.co.uk/Property/NAB312798](http://connells.co.uk/Property/NAB312798)



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