



**Connells**

Tribune Drive  
Kingsteignton Newton Abbot

# Tribune Drive Kingsteignton Newton Abbot TQ12 3GL

for sale offers in the region of  
**£390,000**



## Property Description

Modern split-level detached home with south-facing garden and NO ONWARD CHAIN!

Situated in a prime corner plot in Kingsteignton, this beautifully presented detached property offers modern and versatile living across three spacious levels. With a stylish neutral décor throughout, this home provides the perfect blank canvas for personalisation. The property further benefits from off-road parking, adding to its convenience.

The ground floor welcomes you into a bright and inviting lounge, ideal for relaxation and entertaining. There is also convenient internal access to the integral garage, offering practical storage solutions or secure parking. Stairs take you to the lower ground floor which features the open kitchen/diner with access to the rear garden. The first floor offers two bedroom and a family bathroom. The second floor comprises two further bedrooms, both with an ensuite.

The property boasts a south-facing garden with exceptional views, perfect for enjoying the sunshine and outdoor living. Its fantastic location offers easy access to the A380, making it an ideal choice for commuters and those who value connectivity. Teignmouth beach can be found just a short 15 minute drive away, along with ample of countryside walks. including the Passage House Inn, the River Teign being just a short walk away.

With its contemporary design, flexible layout, and the added advantage of no onward chain, this property is a must-see for families and discerning buyers alike.

## Front Of The Property

Driveway parking for 2/3 vehicles, with additional space to the side of the house for a boat or trailer.

## Hallway

Cloakroom, stairs to the first floor, lower ground floor, storage cupboard, access to the integral garage and a wall mounted radiator.

## Cloakroom

Wash hand basin, WC and extractor fan.

## Lounge

15' 5" x 8' 2" ( 4.70m x 2.49m )

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

## Kitchen/Diner

25' max x 10' 7" max ( 7.62m max x 3.23m max )

Located on the lower ground floor. Two double glazed windows to the rear of the property, wall and base units, sink/drainer, electric hob with extractor over, electric oven, space for fridge/freezer, double glazed patio doors to the rear garden and a wall mounted radiator.



## First Floor

### Bedroom Three

10' 7" max x 8' 10" max ( 3.23m max x 2.69m max )

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

### Bedroom Four

10' 7" max x 9' max ( 3.23m max x 2.74m max )

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

### Bathroom

Obscure double glazed window to the rear of the property, bath with shower over and glass screen, extractor fan, WC, wash hand basin, and a wall mounted heated towel rail.

## Second Floor

Airing cupboard.

### Bedroom One

16' 3" max x 8' 10" max ( 4.95m max x 2.69m max )

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

### Ensuite

Obscure double glazed window to the front of the property, shower cubicle, WC, wash hand basin, extractor fan and a wall mounted heated towel rail.

### Bedroom Two

16' 3" max x 8' 9" max ( 4.95m max x 2.67m max )

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

## Ensuite

Obscure double glazed window to the front of the property, shower cubicle, WC, wash hand basin, extractor fan and a wall mounted heated towel rail.

## Rear Garden

Enclosed south facing rear garden which offers a high level of privacy. A patio area provides space for garden furniture with side access to the front of the property.

## Garage

Electric door, power, gas central heating boiler.

## Agent Notes

12 of the Solar Panels are owned outright.

The property will come with a 10 year NHBC guarantee.

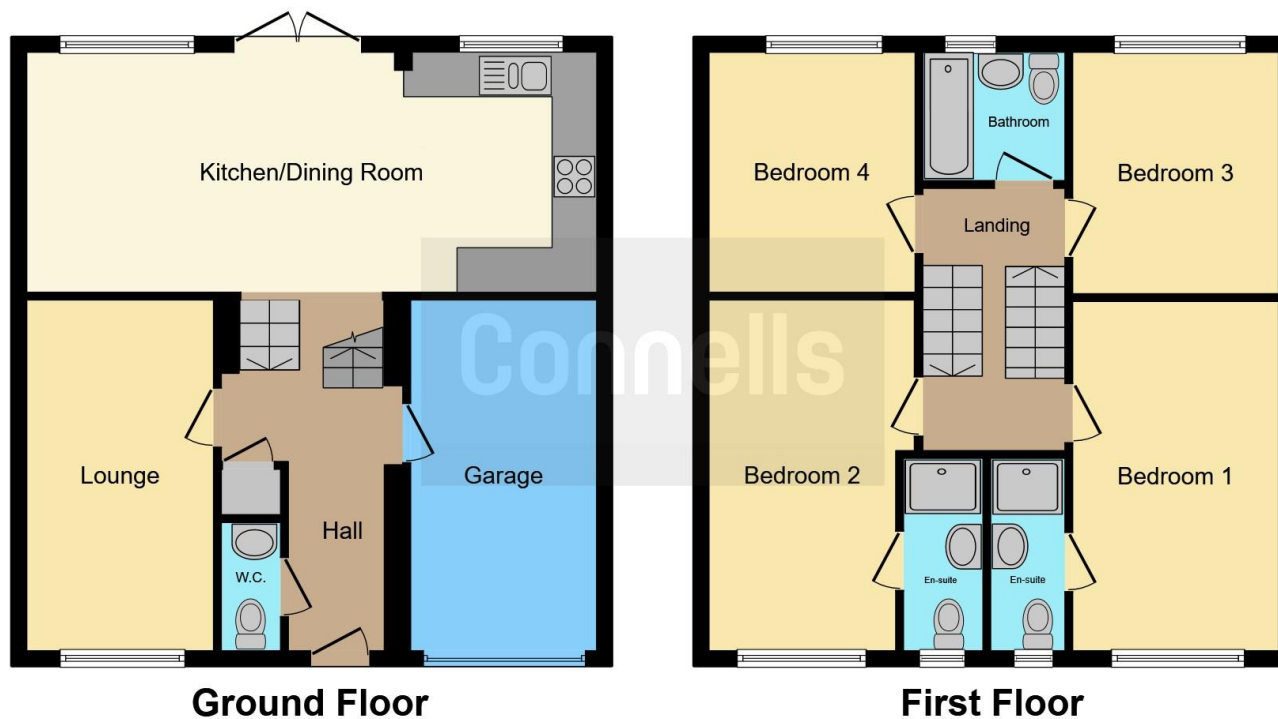












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

To view this property please contact Connells on

**T 01626 365 064**  
**E [newtonabbot@connells.co.uk](mailto:newtonabbot@connells.co.uk)**

4 Bank Street  
 NEWTON ABBOT TQ12 2JW

**EPC Rating: Exempt**

Tenure: Freehold

**view this property online [connells.co.uk/Property/NAB312794](http://connells.co.uk/Property/NAB312794)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: NAB312794 - 0007