



Connells

River Close
Kingsteignton Newton Abbot

River Close Kingsteignton Newton Abbot TQ12 3SF

for sale guide price
£220,000



Property Description

Entering the property, you are greeted by a welcoming entrance hall with wood effect laminate flooring. The ground floor features a convenient cloakroom/WC and a good size lounge with a feature fireplace.

The kitchen/diner is well-equipped with modern wall and base units, a built-in oven with hob and extractor, and space for a washing machine, dishwasher, tumble dryer and upright fridge/freezer. The dining area boasts patio doors leading to the rear garden, perfect for indoor-outdoor living.

Upstairs, the master bedroom features an en-suite shower room, while the second bedroom is generously sized with ample natural light. The family bathroom is complete with a bath and shower attachment, pedestal sink, and WC.

To the rear of the property is an enclosed garden, mainly laid to lawn with a paved seating area, ideal for entertaining or relaxing in the evening sun. The garden also includes a summerhouse which would be an ideal space for homeworkers. Off-road parking is available at the front of the property.

Kingsteignton combines the charm of a large village with the convenience of a town, being just a short distance from Newton Abbot. The area offers excellent transport links with the A38 and A380 nearby, as well as mainline rail services from Newton Abbot. Close to local shops, schools, and leisure facilities, it is a highly desirable place to call home.

Front Of The Property

Allocated parking space, hedgerow border and path leading to the side of the property.

Hallway

uPVC door into the hallway, consumer unit, door to the cloakroom and a wall mounted radiator.

Cloakroom

WC, wash hand basin and a wall mounted radiator.

Lounge

14' 2" max x 10' 6" max (4.32m max x 3.20m max)

Double glazed window to the front of the property, feature fireplace with surround, stairs to the first floor and a wall mounted radiator.

Kitchen/Diner

13' 4" max x 8' 11" max (4.06m max x 2.72m max)

Double glazed window to the rear of the property, wall and base units, one bowl stainless steel sink/drain, four ring gas hob with extractor over, oven, plumbing for washing machine, plumbing for dishwasher, space for tumble dryer, space for fridge/freezer, space for dining table with double glazed sliding patio doors to the garden and a wall mounted radiator.

First Floor

Loft hatch

Bedroom One

11' 9" max x 10' max (3.58m max x 3.05m max)

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

Ensuite

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

Bedroom Two

11' 5" max x 6' 5" max (3.48m max x 1.96m max)

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

Family Bathroom

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

Rear Of The Property

A pleasant west facing, enclosed rear garden with a good size patio, making this an ideal space for garden furniture, an area of artificial lawn, summerhouse, outside light, outside tap and side gate providing access to the front of the property.

Garden Room

Double glazed windows and door onto the garden, lights and power.









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 Council Tax
 Band: B

Tenure: Freehold

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