



**Connells**

Newcross Park  
Kingsteignton Newton Abbot

# Newcross Park Kingsteignton Newton Abbot TQ12 3TJ

for sale  
**£240,000**



## Property Description

Connells are delighted to bring to market this beautifully presented two bedroom terraced property located in the popular residential area of Kingsteignton.

The property has been thoughtfully updated and extended to create a home that's both modern and practical. Upon entering, you are welcomed into a bright lounge, tastefully decorated with feature shelving and a large window providing plenty of natural light. Stairs rise to the first floor.

Upstairs, there are two well-proportioned bedrooms. The master benefits from fitted wardrobes, while the second bedroom is ideal as a guest room, nursery, or home office. A modern shower room completes the first floor.

To the rear, the property boasts an impressive open-plan kitchen and dining space, fitted with modern units, and a breakfast bar. Bi-fold doors open out onto a private, low-maintenance rear garden - the perfect space for hosting family and friends. The garden is a true highlight, featuring a built-in bar with seating area, patio, and decorative tiled wall.

Externally, the front of the property has a small garden with picket fence and handy storage space. To the rear and roadside, there is both allocated parking and additional on-street parking, offering practicality for homeowners and guests alike.

Located within easy reach of local amenities, schools, and transport links, this property is ideal for first-time buyers, young families, or those looking to downsize without compromise.

## Front Of The Property

Wooden fence surrounding the front of the property with a gate leading and pathway to the entrance.

## Entrance Porch

Double glazing to the front and side, door into the lounge.

## Lounge

14' 5" x 12' 7" ( 4.39m x 3.84m )

Double glazed window to the front of the property, stairs to the first floor, laminate flooring and a wall mounted electric heater.

## Kitchen

11' 8" x 8' ( 3.56m x 2.44m )

Base units, one bowl ceramic sink/drain, four ring induction hob, oven, space for fridge/freezer, plumbing for washing machine, built-in pantry style storage cupboard with sliding door and fitted shelves, breakfast bar and part tiled.

## Dining/Family Room

11' 7" x 9' 1" ( 3.53m x 2.77m )

Two velux windows, bi-fold doors opening out to the garden and a wall mounted electric heater.

## First Floor

Loft hatch and a wall mounted electric heater.

## Bedroom One

9' 8" x 9' 7" ( 2.95m x 2.92m )

Double glazed window to the front of the property, two built-in storage cupboards and a wall mounted electric heater.

## Bedroom Two

11' 1" x 7' 1" ( 3.38m x 2.16m )

Double glazed window to the rear of the property, built-in storage cupboard and a wall mounted electric heater.

## Shower Room

Obscure double glazed window to the rear of the property, part tiled, shower cubicle, WC and a wash hand basin.

## Rear Of The Property

The enclosed rear garden offers a low maintenance upkeep and provides rear access, making this a great entertaining space. There is ample space for garden furniture, two power points and a timber shed with opening windows makes for an ideal home bar.

## Agent Notes

Alongside the works completed on the property, the electric heaters throughout are controlled via bluetooth and can be controlled from outside the house if needed, and they all connect together via an app.









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)

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**directions to this property:**  
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EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

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