



18 Humber Lane

18 Humber Lane, Kingsteignton, Newton Abbot, Devon, TQ12 3DJ



Newton Abbot: 2 miles, Teignmouth: 5 miles, Exeter 14 miles

A versatile family home in an accessible location within a popular residential area

- Views towards Haytor
- Late 20th Century home
- Good transport links
- Ample reception space
- 4 / 5 Bedrooms
- 3 Bathrooms
- Pleasant garden
- Garage and parking
- Freehold
- Council Tax Band F

Guide Price £500,000

SITUATION

Kingsteignton offers a range of facilities including shops, restaurants, pubs and primary and secondary education facilities. Just over a mile away is the market town of Newton Abbot which offers a wide range of facilities and amenities including; various shops, restaurants and cafes, supermarkets, hospital, primary and secondary schools, leisure centre and train station with main line links to London Paddington in under 3 hours.

Dartmoor National Park and the sandy beaches of Teignmouth and Torbay are only a short distance away. The property is conveniently located for access to local amenities but also presents excellent access via the A38 to Exeter and the M5 beyond.

DESCRIPTION

18 Humber Lane is a well-proportioned modern family home in an accessible and elevated location. Offering good reception space and versatility for incorporating four or five bedrooms, while occupying an elevated position to enjoy superb views across the Town and towards Haytor.

ACCOMMODATION

Across the ground floor there is a spacious sitting room with a window to the front of the property showcasing the views towards the moors, while a central gas fireplace provides a centre point for the room; double doors lead into a space with French doors onto a patio area. The expansive kitchen features a range of fitted wooden wall and base units, with integral appliances including an electric oven, dishwasher and hob with space for additional appliances including plumbing for a washing machine. From the central hallway there is access to a study/fifth bedroom as well as a separate wet room, comprising a shower, wash basin and WC.

The first floor features four bedrooms, three of which are double in size. The master bedroom is situated to the rear of the property, enjoying an outlook to the garden as well as an en-suite shower room comprising a walk in shower, wash basin and WC. The bedrooms towards

the front of the property enjoy a wonderful outlook towards Haytor and the moors, with the guest bedroom featuring built in storage. From the landing is access to the loft, as well as the family bathroom consisting of a shower over bath, wash basin and WC.

OUTSIDE

To the front of the property is parking for two cars and access to the garage (being one and a half sized in length). A path leads around the side of the property providing access to the rear.

The rear garden is laid predominantly to lawn, bordered with mature flower beds featuring a range of bedding plants and shrubs. There is a patio area beside the French doors offering space for seating.

SERVICES

All mains services are connected. Gas fired central heating.

LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: info@teignbridge.gov.uk.

VIEWINGS

Strictly by appointment through the agents please on 01803 865454.

DIRECTIONS

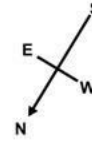
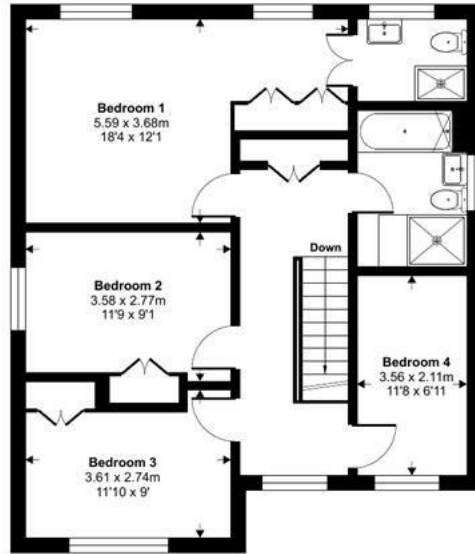
From Newton Abbot take the A380 towards Exeter, taking the first exit signposted to Kingsteignton and Ashburton. At the roundabout take the first exit onto the A383, proceed up the hill and at the first roundabout take the third exit onto Humber Lane. Proceed up the hill where after 100 yards the property can be found on your right.

What3words: [reissued.nylon.dispose](https://www.what3words.com/reissued.nylon.dispose)



Approximate Area = 1702 sq ft / 158.1 sq m (includes garage)

For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Stags. REF: 979551

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
(92-100) A			81
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Net energy efficient - higher scoring coats			
England & Wales		EU Directive 2002/91/EC	

The Granary, Coronation Road, Totnes, Devon,
TQ9 5GN
01803 865454
totnes@stags.co.uk
stags.co.uk