



A modern detached property with three bedrooms, a conservatory, parking and a garden, in the popular town of Kingsteignton with easy access to the A380 to Newton Abbot, Torbay, Exeter and the M5

28 Paddons Coombe | Kingsteignton | Newton Abbot | TQ12 3YX



thoroughly good property agents



PROPERTY TYPE

Detached House
Freehold



SIZE

789 sq ft



LOCATION

Town



AGE

1980s to 1990s



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

69 (C)



COUNCIL TAX BAND

C



in a nutshell...

- Detached Three Bedroom Property
- Views Over the Countryside Beyond
- Conservatory
- Low Maintenance Rear Garden
- Driveway Parking
- Sought After Location
- Close to Railway Station & A380



the location...

A modern detached property with three bedrooms, a conservatory, parking and a garden, in the popular town of Kingsteignton with easy access to the A380 to Newton Abbot, Torbay, Exeter and the M5.

A doorstep is sheltered beneath a storm porch beside a low-maintenance area of gravel. Inside, it is well-presented with light and neutral décor throughout and is warm and welcoming with gas central heating and double glazing.

The entrance hallway has an attractive and durable solid-beech floor which continues throughout most of the ground floor and a carpeted staircase rising to the first floor.

A door leads into a spacious living room which has plenty of light from a wide window to the front. There are a couple of cupboards and an archway leads through into the dining area which has sliding patio doors to the rear garden and plenty of space for table and seating for six or more places, ideal for any occasion. At the side there is a conservatory which has a pine-effect laminate floor, a door to the rear and central heating allowing all year use.

A wide archway to the side of the dining area leads into the good-sized kitchen which has a tile-effect floor and plenty of granite-effect worktops on three sides, with tiled splashbacks, and a range of modern white base and wall units providing ample cupboard space, complete with under-cabinet feature lighting. There is a built-in fan-oven with a gas hob and an extractor hood above, floor space for an upright fridge/freezer, a composite one and a half-bowl sink with a mixer tap and space with plumbing beneath the worktop for a washing machine.

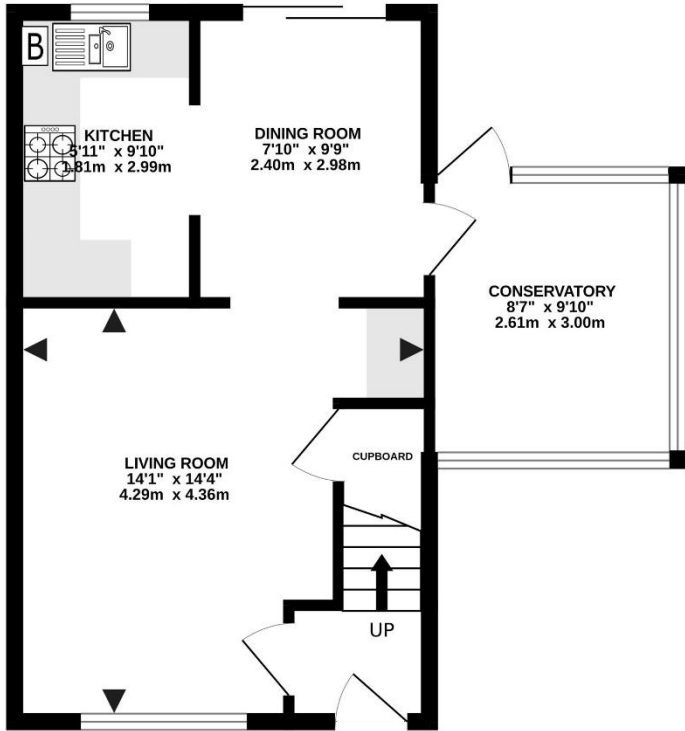
Upstairs, the master bedroom is a good-sized double with a built-in wardrobe above the stairs and a fitted wardrobe with sliding mirror doors. There are two further bedrooms, a double and a single. The family bathroom has a large walk-in shower cubicle with a Mira shower with a large stone shower tray with toughened glass, a vanity unit sink built into a cupboard unit, a WC, all in white, along with a silver towel radiator. A hatch in the landing ceiling provides access to the loft space where there is additional storage if required.

Outside, the rear garden has a small area of paving with an outside tap, a gate to the side of the property providing alternative access, and steps leading up to a paved path with a wrought-iron balustrade, which leads to a terrace of timber decking with a wooden balustrade, which makes a great outside space where there are pleasant views over the town and countryside beyond. Beside the conservatory there is a timber shed providing useful storage, along with a parking space. Parking is also available on-road nearby if required.

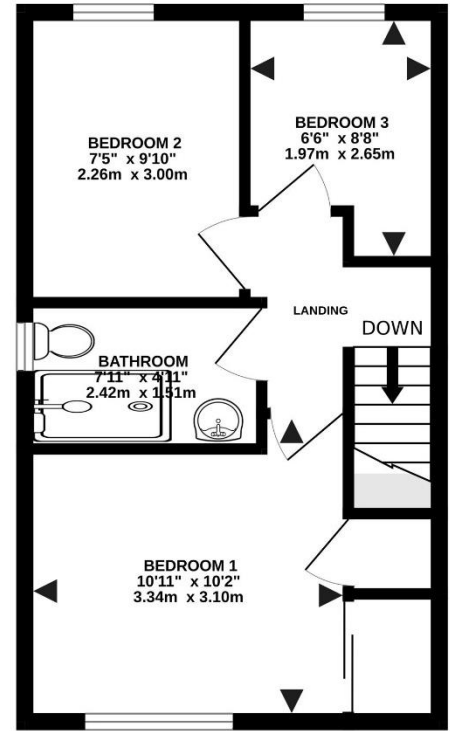


the layout...

GROUND FLOOR
435 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 786 sq.ft. (73.0 sq.m.) approx.

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the location...

Kingsteignton is a town located on the outskirts of Newton Abbot offering very easy access to the town centre. It has the benefit of good local amenities, including schools, churches, public house, supermarkets and very easy access to the A38 Devon Expressway leading to the M5.

Shopping

Late night pint of milk: Co-op, Rydon Acres 0.1 mile
Town centre: Kingsteignton 0.8 mile/Newton Abbot 2.4 miles
Supermarket: Lidl 0.9 mile/Tesco 1.3 miles

Relaxing

Beach: Teignmouth 5.3 miles
Park: Clifford Park 0.4 mile
Tennis courts, dog walk, cycle route: Baker's Park 2.7 miles

Travel

Bus stop: Rydon Road 0.1 mile
Train station: Newton Abbot 2.3 miles
Main travel link: A380 1 mile
Airport: Exeter 17.8 miles

Schools

Rydon Primary School: 0.2 mile
St Michaels C of E Primary School: 1.1 miles
Teign School: 0.9 mile

Please check Google maps for exact distances and travel times.

Property postcode: **TQ12 3YX**

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